

Branksome Dene Road
Bournemouth BH4 8JW

Guide Price £975,000 Freehold





Property Summary

A unique opportunity to acquire and personalise a substantial detached home on a generous West facing plot in one of the area's most sought-after roads on the border of Branksome Park and Alum Chine. The property retains a wealth of period features and presents a superb potential to buyers wishing to create the environment of their next home in a quiet location, moments from Branksome Dene beach and the amenities of Westbourne.



Key Features

- Stunning entrance hallway with sweeping staircase
- Two formal reception rooms
- Fitted kitchen/breakfast room opening to a further dining/utility area
- Cloakroom
- Four double bedrooms
- Contemporary shower room
- Generous gardens to front and rear
- Garage and plentiful off-street parking
- Tremendous potential for improvement
- Vendor suited



About the Property

Whilst this property could benefit from a program of refurbishment, the scope for improvement and potential added value is huge. The property centres around an impressive hallway that has a sweeping staircase that rises to a cavernous landing which has a beautiful feature bay window. There are two large reception rooms with period fireplaces that give the house a sense of grandeur and the kitchen breakfast room has strong potential to become a kitchen/lifestyle room opening to the garden.

To the first floor, there are four double bedrooms and a contemporary shower room. The arrangement of the bedrooms presents scope to create an ensuite and it should be noted that the landing has plentiful space to introduce a staircase that could lead to a new owner's bedroom suite.

The property occupies a generous plot with space to the side that leads to a garage. The garden enjoys a good degree of privacy and has a much sought after westerly orientation.

We feel this property represents a true opportunity for buyers wishing to acquire a home on a road where this style of property usually commands a much higher price. If you're looking for a house with a first-class address that you can personalise to your own taste and design, and also add value to – this could be the home for you...

Viewings are strictly by appointment.

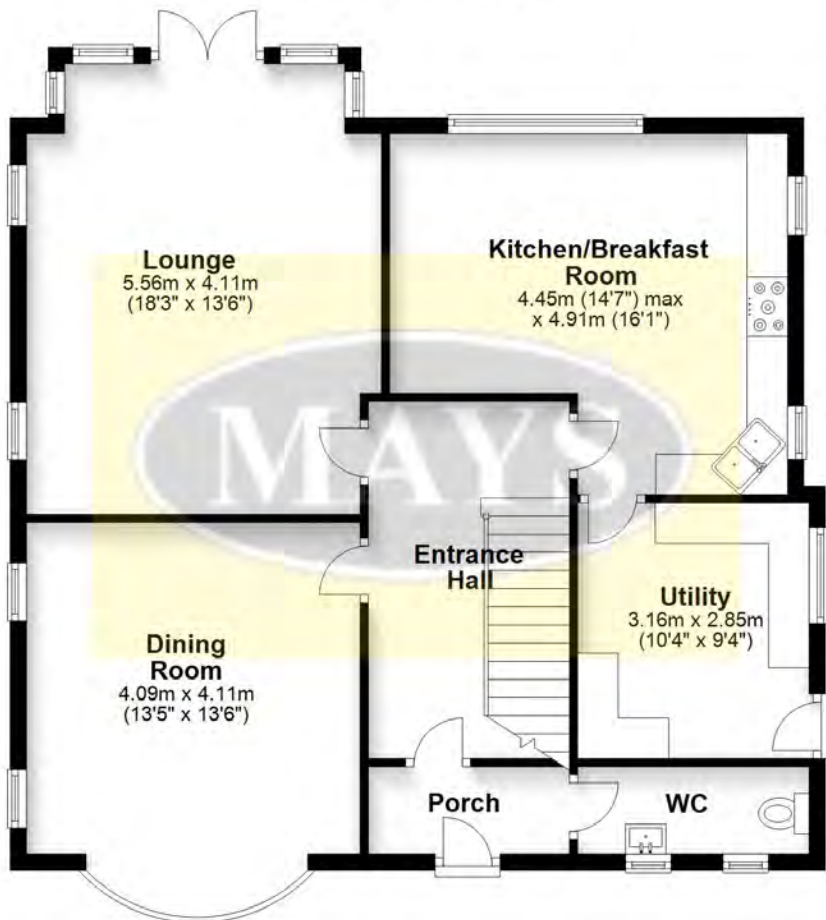
Tenure: Freehold

Council Tax Band: G



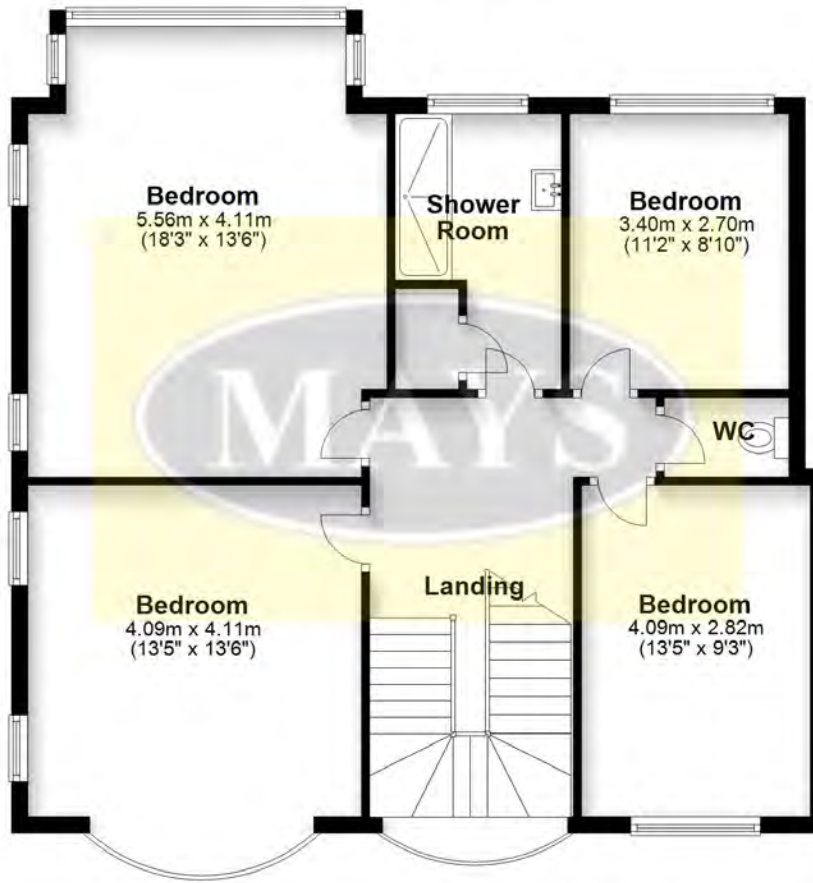
Ground Floor

Approx. 87.4 sq. metres (940.5 sq. feet)



First Floor

Approx. 86.9 sq. metres (935.5 sq. feet)



Garage

Approx. 15.9 sq. metres (171.6 sq. feet)



Total area: approx. 190.2 sq. metres (2047.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



About the Location

Set approximately midway between the town centres of Poole and Bournemouth both offering superb shopping, recreational and entertainment facilities. Much of Branksome Park falls within conservation areas with some 600 acres of tree-lined avenues and roads, and is regarded as one of the area's premier residential districts. Conveniently situated close to the award-winning 'Blue Flag' sandy beaches of Branksome Chine and Alum Chine with the villages of Westbourne and Canford Cliffs located nearby offering an array of eclectic shops, bars, bistros and restaurants.

Access to the rest of the UK for a short break away is easy with good road links, mainline railway and coach stations with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

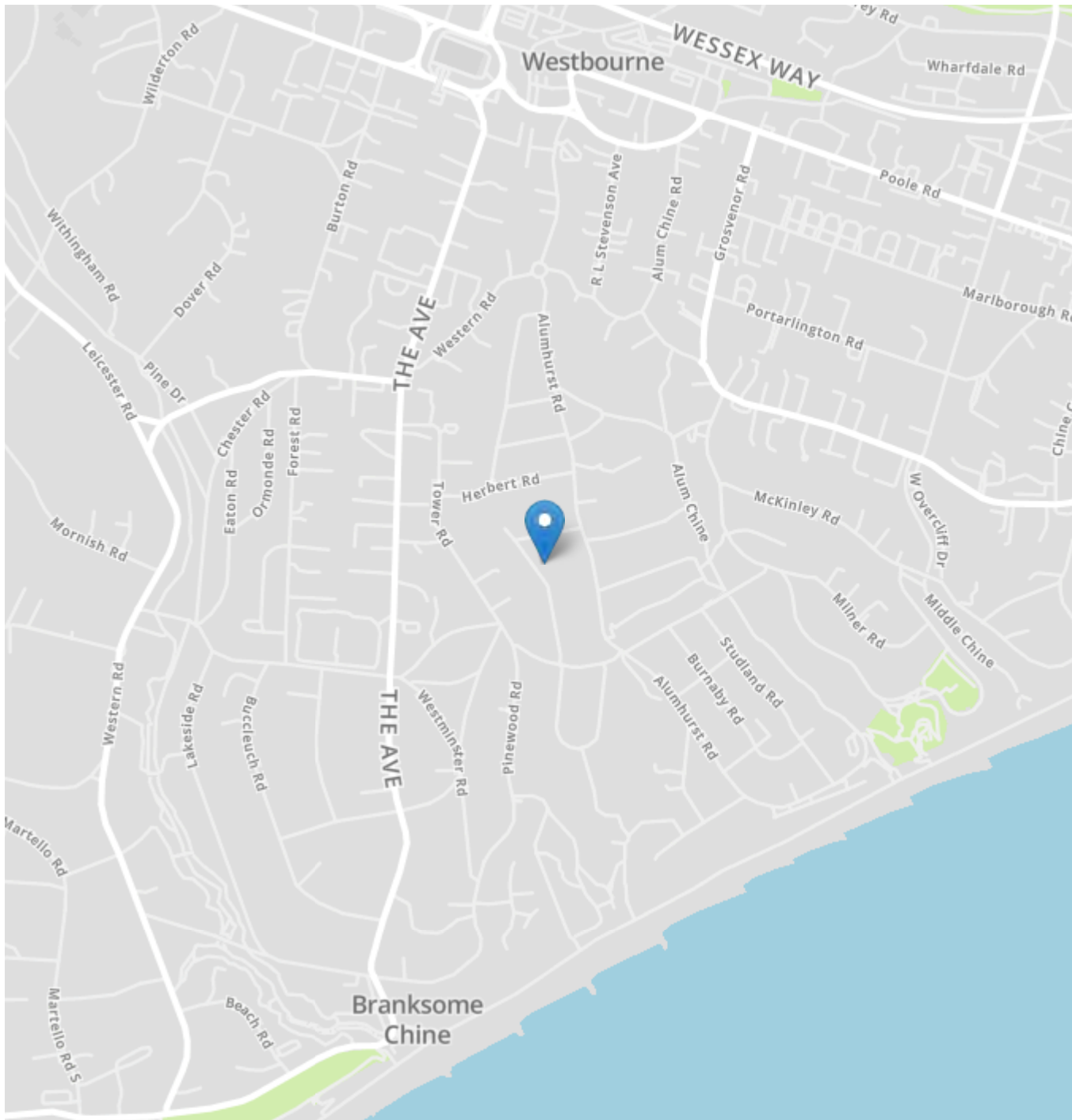



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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