

Wren Crescent, Coy Pond BH12 1LB

Guide Price £475,000 Freehold

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Property Summary

A superb opportunity to acquire a three-bedroom detached home with generous room sizes and an incredibly private garden tucked away in a small cul-de-sac in the heart of Coy Pond. The property has strong potential for extension if required and presents a chance for buyers to create and design the environment of their next home.

With three double bedrooms, a kitchen/breakfast room opening to the rear garden, generous reception space and a sizeable plot, the property ticks a lot of boxes. But it's not just the accommodation that ticks the boxes, it's also the location as the amenities of Westbourne are close at hand and a leafy stroll through the gardens leads to sandy beaches and the centre of Bournemouth.



Key Features

- Large entrance hallway with storage
- Living/dining room
- Kitchen/breakfast room
- Three bedrooms
- Bathroom and separate w/c
- Generous gardens to front and rear
- Garage and plentiful off-street parking
- Potential to rearrange and resize the first floor (STPP)



About the Property

As soon as you enter this property, you are aware of a general feeling of space. As can be seen from the photographs, the hallway is a particularly good size which is also echoed in the living/dining room. The living/dining room is perfectly positioned next to the kitchen/breakfast room and by simply removing a wall you could create an incredible open-plan kitchen/lifestyle area should open-plan living be more preferred.

The bedroom arrangement has worked perfectly for our clients as currently there are two large double bedrooms to the first floor with the third bedroom located on the ground floor. The bedrooms accommodation could be easily altered on the first floor to allow for a third bedroom and the current w/c on the first floor could also be altered to create a full size first-floor bathroom.

The ground floor bedroom is complemented with a bathroom and this arrangement has been ideal for guests and older visiting relatives. If a further bedroom was introduced to the first floor, this room could be used as a home office of a further reception room.

The property is approached via a driveway that affords off-street parking for numerous vehicles and leads in turn to a detached garage. The frontage is mainly laid to lawn with established surrounding planting whilst to the rear there is an incredibly private garden that enjoys a beautiful backdrop of mature trees and shrubs.

We feel this is a great opportunity for buyers wanting to create the look and feel of their next home in a highly sought after location.

Tenure: Freehold

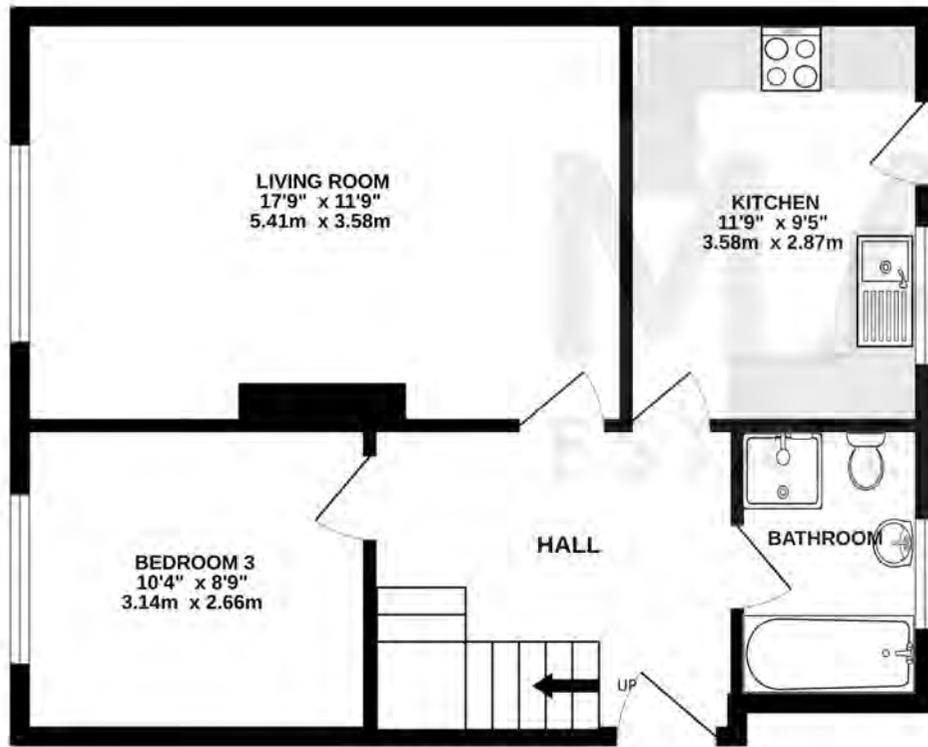
Local Authority: BCP Council Council Tax Band: E



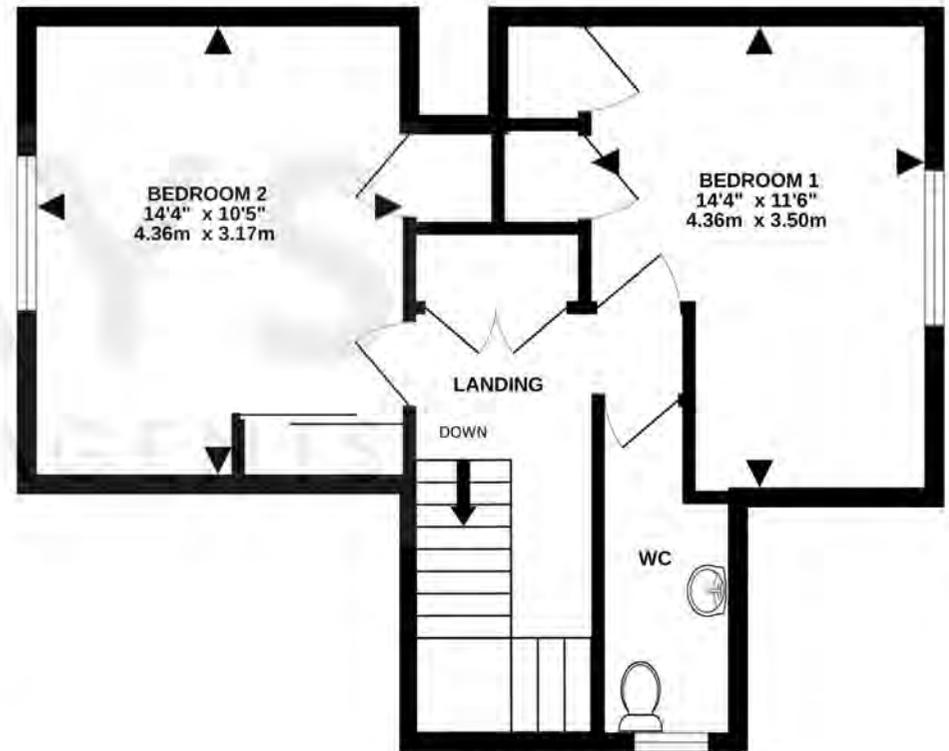
TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

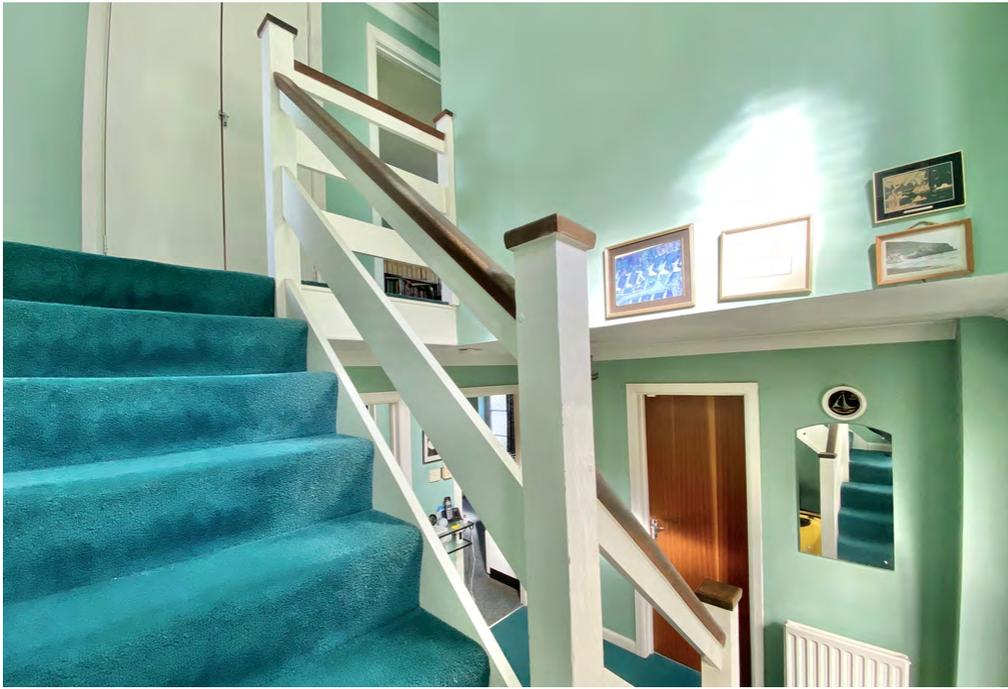
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GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



About the Location

Situated in a popular residential location in the ever sought after Coy Pond. The property is within a short walk to Bournemouth gardens, offering scenic walks to Bournemouth town. Westbourne Village is within a short drive and offers a range of local amenities including Marks and Spencer food hall, bakery, restaurants, cafes and boutiques. Transport links are close by with bus stops and railway station at Bournemouth with links to Weymouth and London Waterloo.

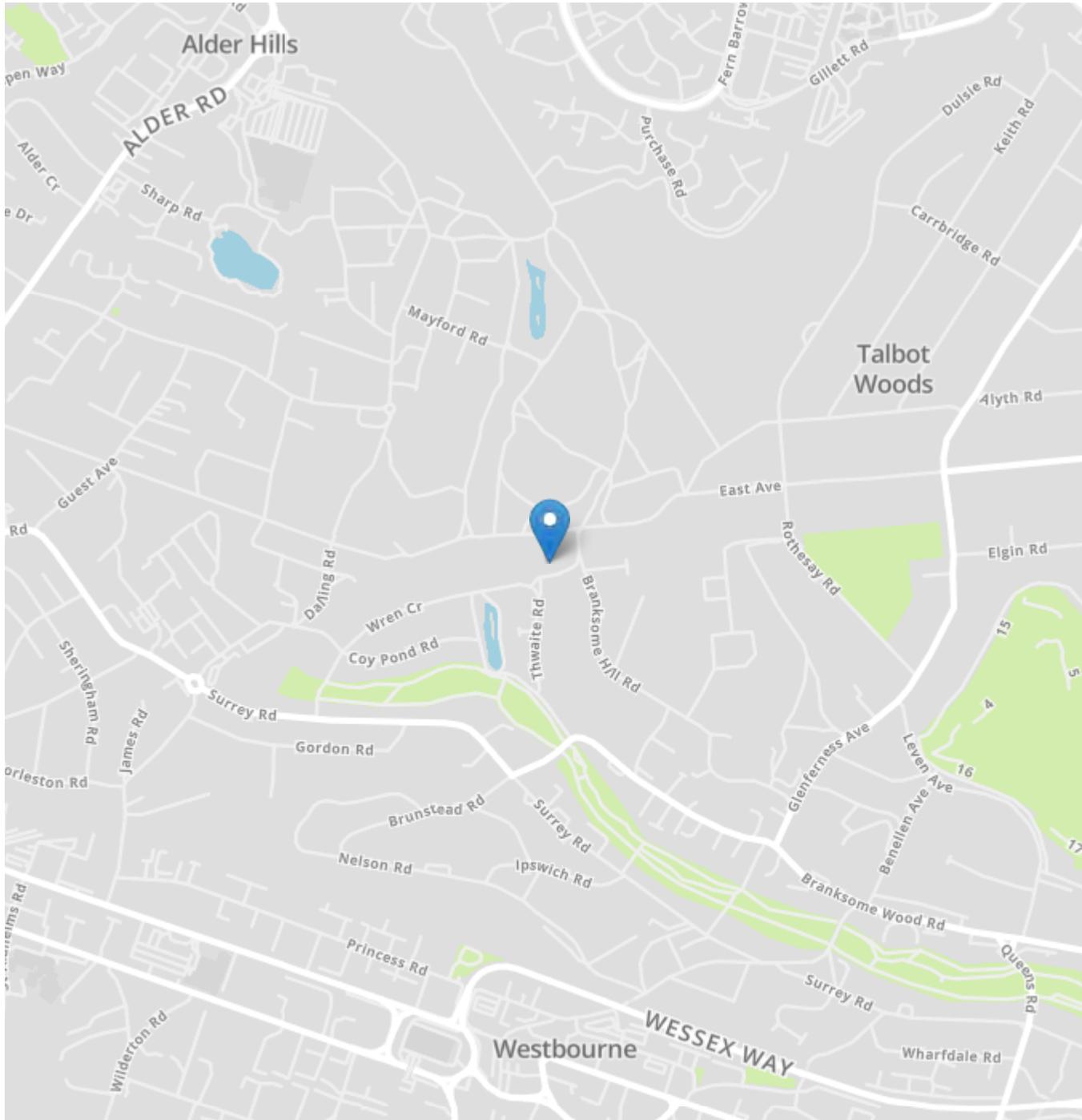


About Mays

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 30 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 so long.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(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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