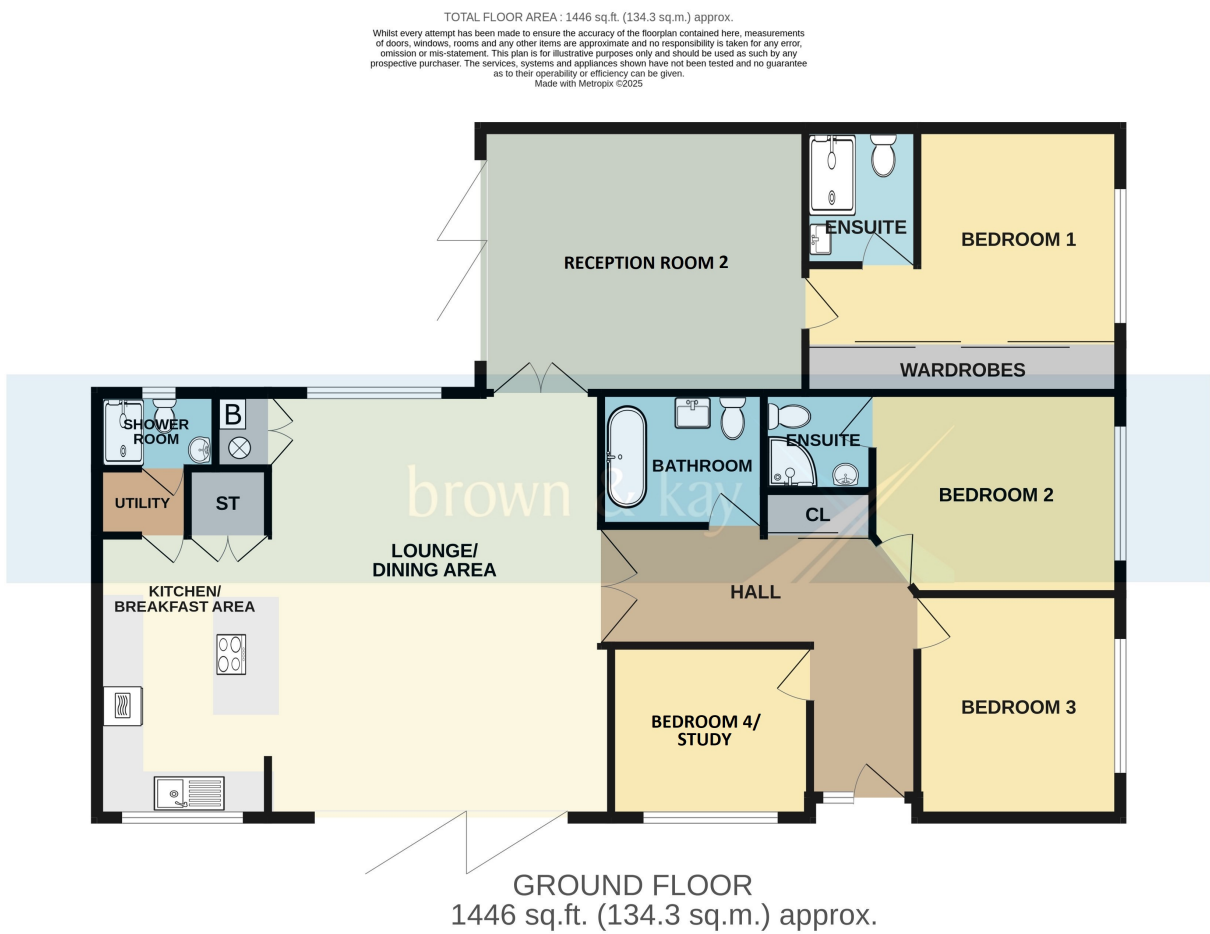




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292





68 Branksome Hill Road, TALBOT WOODS, Dorset BH4 9LG

Guide Price £750,000

The Property
Enjoying a prime position in this highly desirable location, this attractive detached bungalow offers flexible and versatile living space, ideal for potential annexe accommodation or multi-generational living. Beautifully presented throughout, the generous and well proportioned accommodation comprises four double bedrooms, two of which benefit from en-suite facilities. The heart of the home is a stunning open-plan living/dining/kitchen area with bi fold doors, perfect for modern family life and entertaining. Additional rooms include a versatile second reception room also with bifold doors, a family bathroom, an extra shower room plus utility room. The property is set within secluded wrap-around gardens, offering privacy and space to relax, and a delightful decking area provides the perfect spot for outdoor enjoyment, al fresco dining, or summer entertaining.

Located in a highly sought after road in prestigious Talbot Woods, this property is perfectly positioned to enjoy all the area has to offer. Just a short distance away is the West Hants Club, Bournemouth's premier rackets and fitness club, offering state-of-the-art facilities in a beautifully landscaped setting. Head in the opposite direction and you'll find yourself in the vibrant hub of Westbourne, renowned for its lively atmosphere, abundance of café bars, diverse restaurants, and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, the property is also within easy reach of Bournemouth's stunning coastline, where miles upon miles of sandy beaches and scenic promenade await, ideal for seaside strolls and water sports.

L SHAPED ENTRANCE HALL
Double glazed door through to the entrance hall with double sliding cloaks storage cupboard, radiator, wood flooring. Double doors open in to the lovely living/dining room/kitchen.

OPEN PLAN LIVING/DINING
24' 0" x 16' 4" (7.32m x 4.98m) A delightful dual aspect room featuring bi fold doors to the garden and double glazed window to the rear aspect, radiator, wood flooring, cupboard housing tank and wall mounted boiler, double opening doors to second reception room.

KITCHEN/BREAKFAST AREA
13' 8" x 7' 8" (4.17m x 2.34m) Beautifully appointed and equipped with a range of high quality units including integrated Bosch induction hob and double Bosch oven, space for American style fridge/freezer, space and plumbing for dishwasher, centre island unit with drawers and cupboards and breakfast bar ideal for casual dining.

UTILITY ROOM
Space and plumbing for washing machine and tumble dryer, door through to the shower room.

SHOWER ROOM
Suite comprising shower tray with wall mounted shower, wash hand basin and low level w.c., rear aspect window.

SECOND RECEPTION ROOM
15' 10" x 13' 1" (4.83m x 3.99m) Featuring Bi fold doors which enjoy a lovely outlook to the decking / garden area, radiator. This versatile second reception room is ideal for a range of uses such as a home gym, cinema room, or utilise as annexe accommodation.

BEDROOM ONE
16' 0" max x 11' 0" (4.88m x 3.35m) to wardrobe front. Double glazed window, full length sliding wardrobes with hanging and shelving space, radiator.

EN-SUITE SHOWER ROOM
7' 0" x 5' 5" (2.13m x 1.65m) Suite comprising oversize shower cubicle with wall mounted shower and 'Rainfall' shower, low level w.c. and wash hand basin inset in to vanity unit, heated towel rail.

BEDROOM TWO
12' 2" x 10' 0" (3.71m x 3.05m) Double glazed window to the front aspect, radiator.

EN-SUITE SHOWER ROOM
5' 5" x 5' 4" (1.65m x 1.63m) Suite comprising corner shower cubicle with wall mounted shower and 'Rainfall' attachment, wash hand basin inset in to vanity unit, and low level w.c. Heated towel rail, tiled walls and flooring.

BEDROOM THREE
11' 0" x 10' 2" (3.35m x 3.10m) Double glazed window to the front aspect, radiator.

BEDROOM FOUR/STUDY
10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to the front aspect, radiator, wood flooring.

BATHROOM
8' 0" x 6' 6" (2.44m x 1.98m) Suite comprising double ended bath with side taps and shower attachment, wash basin inset in to vanity unit, and low level w.c. Heated towel rail, tiled walls and flooring.

OUTSIDE
The home sits on a secluded corner plot position where you can take full advantage of the private setting without being overlooked. The lovely gardens wrap around the property with generous areas of lawn and shrub beds, there is also a pleasant decking area ideal for garden furniture and outside enjoyment. The gated approach gives access to off road parking with the added benefit of an EV charging point.

MATERIAL INFORMATION
Tenure - Freehold
Parking - Off road parking with EV Charging Point
Utilities - Mains Electricity, Mains Gas and Mains Water
Drainage - Mains Drainage
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band E
EPC Rating - C