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**Wallisdown Road, Bournemouth,
Dorset, BH11 8PS**

Wallisdown, Road, Bournemouth, Dorset, BH11 8PS

FREEHOLD PRICE £440,000

An attractive 3 double bedroom 1930's detached house on a large plot with 90ft garden and plenty of space to extend. The property is located amidst other properties of similar style, many of which have been or are being extended and modernised. The home is set off the road, affording a generous parking area for at least 6 cars, along with a detached garage. The present owners have been in occupation for around 15 years and have maintained and improved the property to include recently decorating, new carpets and replacement double glazing. It still retains many of the original features, to include herringbone wooden floors in the entrance hall and dining room, terrazzo flooring in the cloakroom and kitchen, picture rails and original staircase with landing. Set in a very convenient location with easy road links to both Poole and Bournemouth. NB Planning permission was granted on 8th November 2021 for a two storey extension to the rear. Further details on request.



- Attractive 3 double bedroom detached 1930's house
- Large plot with approximately 90ft rear garden
- Huge potential for extension (subject to planning)
- 2 reception rooms
- Set off the road, affording a generous parking area for 6 cars
- Downstairs cloakroom and first floor spacious bathroom
- Gas central heating to radiators
- Double glazing
- Herringbone wooden floors in the entrance hall and dining room, terrazzo flooring, tiled 1930's fireplace in the dining room, and original picture rails
- Recently decorated and new carpets fitted

The home is located within half a mile of the shops at Wallisdown. It is a few hundred down to the Bourne Valley Nature Reserve which is an area of 15 acres of heathland bordered by Bourne stream, running southeast from Canford Heath. It is approximately 3 miles to Poole Town Centre and 2 miles to Bournemouth and within half a mile of Sainsburys on Alder Road. It is easily accessible to the Ringwood Road leading to Ferndown/Ringwood in one direction, Broadstone/Poole/ Dorchester, in the other with good bus routes.

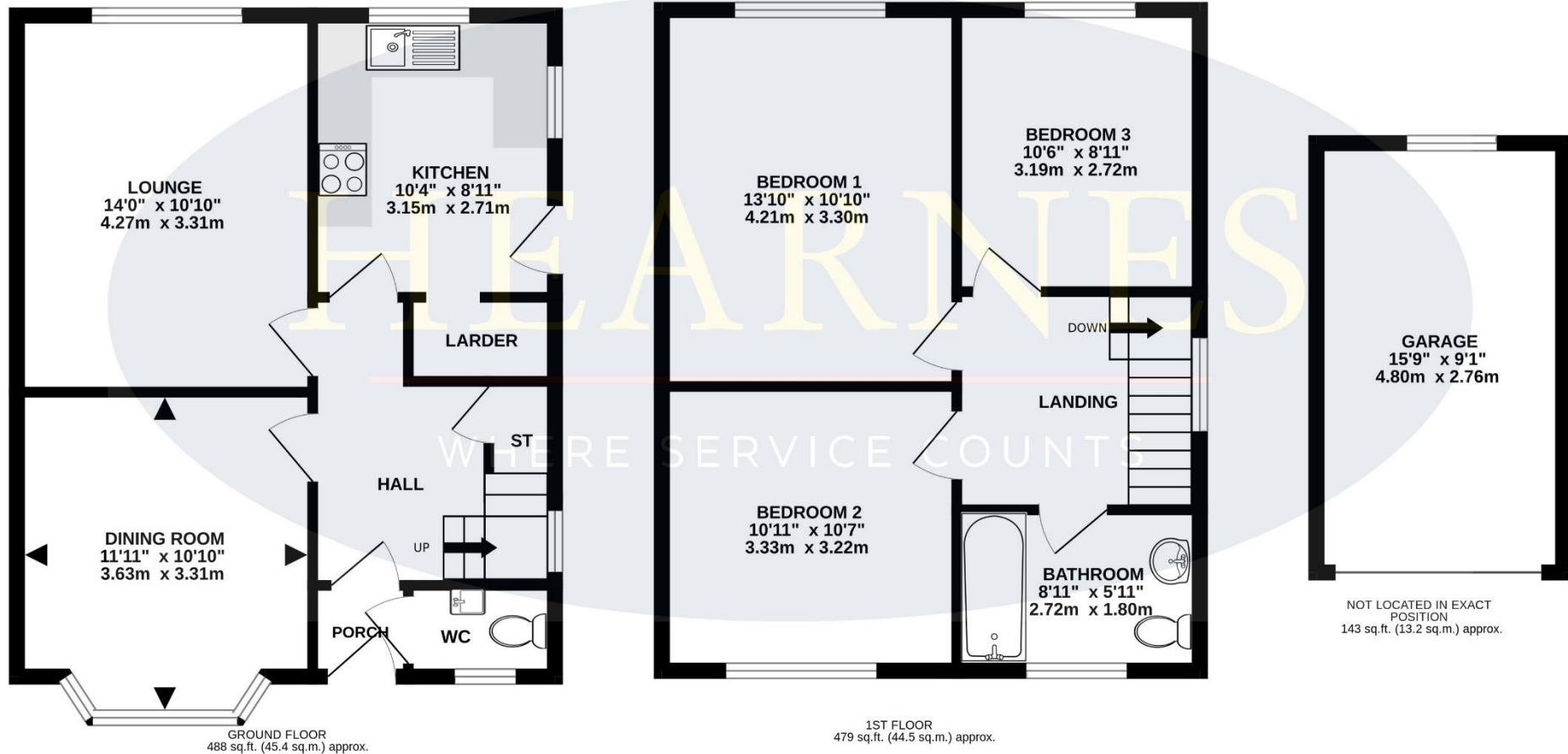
COUNCIL TAX BAND: D

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

