



HEARNES
WHERE SERVICE COUNTS

A spacious four bedroom detached character house situated in the sought after location of Talbot Woods within easy reach of Bournemouth Town Centre, main transport links and the popular West Hants Tennis and Leisure Club. The property offers spacious accommodation featuring two reception rooms and separate kitchen/breakfast room with conservatory. Situated on a generously sized private plot the property offers ample off road parking.

The dual aspect lounge provides a particularly spacious living area with a most attractive fireplace and double glazed doors leading to the garden and affording a delightful outlook. The dining room is once again a very good size with a bay window overlooking the rear garden enjoying a lush green aspect. The hub of the house is formed by a large kitchen/breakfast room fitted with an extensive range of units and opening into a delightful double glazed conservatory, which in turn, opens out into the beautiful rear garden.

The east wing of the house includes a separate entrance and the hallway leads to the 4th bedroom which the current owner uses as a lounge/office, this room also has an en-suite shower room, includes a separate large utility/second kitchen and leads into the garden giving potential for a beautiful granny annexe.

The first floor in includes three double bedrooms, all of which have fitted wardrobes and the master has a full en-suite bathroom. A family bathroom serves the other two first floor bedrooms. From the first floor landing is a slingsby ladder giving easy access into the loft which covers the width of house and has power and light.

Constructed in 1953, the property has been extended over the years whilst retaining many of its original features and has been regularly updated to include UPVC double glazing, gas central heating, attractive fitted carpets and curtains and beautifully kept gardens with extremely well stocked, established beds and borders. Feature lighting to enhance the garden for alfresco entertaining (low energy). Two outside taps.

EPC - D

COUNCIL TAX BAND - F

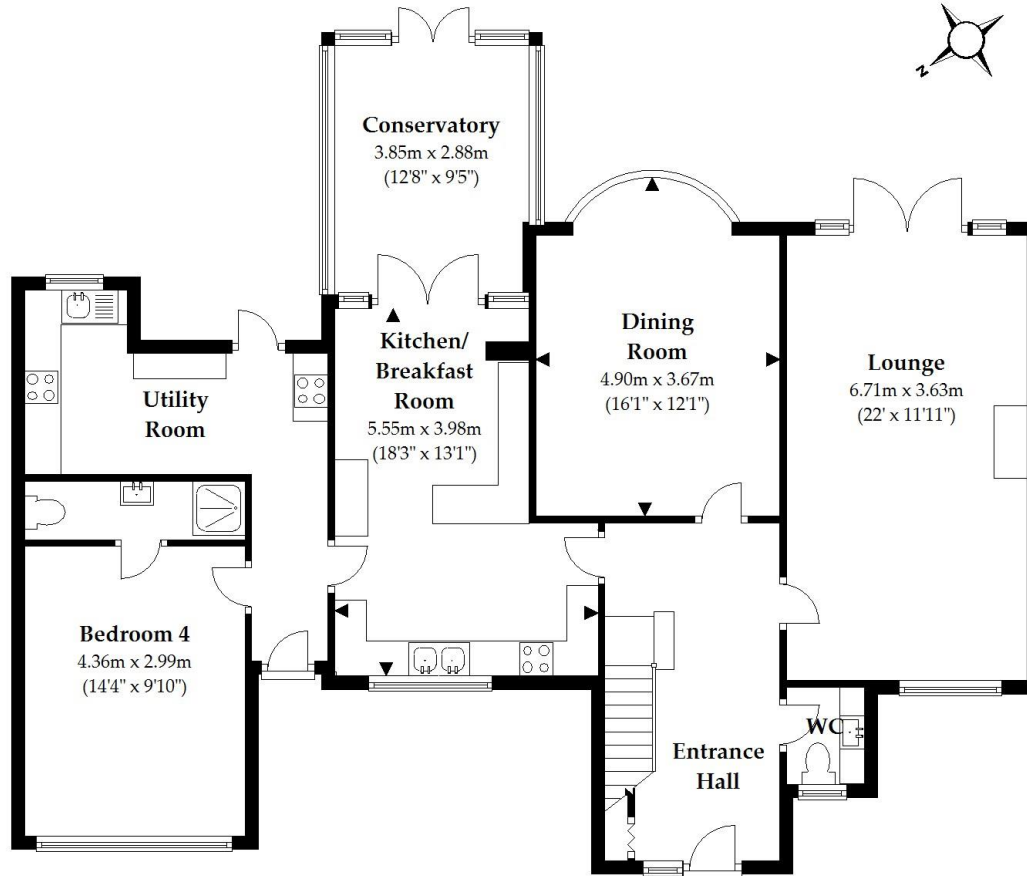
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





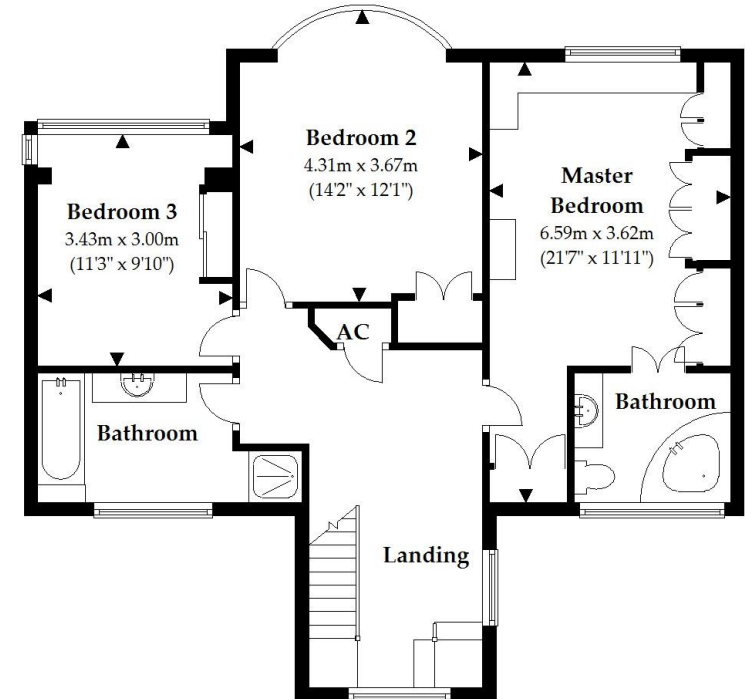
Ground Floor

Approx. 119.1 sq. metres (1282.2 sq. feet)



First Floor

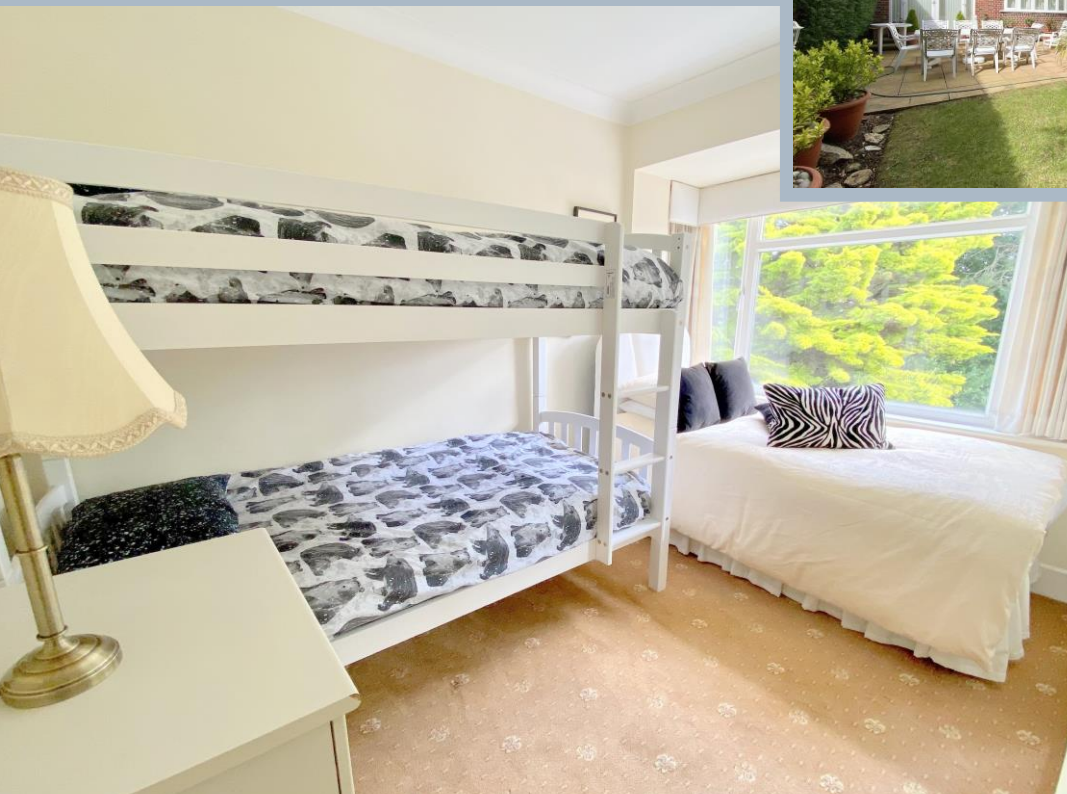
Approx. 75.5 sq. metres (812.7 sq. feet)



All measurements are approximate. Plans are not drawn to scale and are for illustrative purposes only. Any outbuildings, unheated and external spaces are included in the floor and grand total areas.

Outbuildings may not be positioned correctly.

LJT Surveying Ringwood





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE