



HEARNES

WHERE SERVICE COUNTS

Situated within the sought after area of Talbot Park is this impressive six-bedroom detached character home benefitting from a stunning living room, open plan kitchen/dining room, conservatory and spacious rear garden. The property is situated within easy reach of Bournemouth town centre, West Hants tennis club and popular school catchments including Glenmoor School.

On entering the property, a bright and airy hallway, with original parquet flooring, provides access to the main ground floor living accommodation and stairs to the first floor. The impressive living room with feature fireplace overlooks the front aspect and features bay windows with a continuation of the parquet flooring from the hallway. A particular feature of the property is the open plan kitchen/dining room offering a range of floor and wall mounted units finished with a contrasting work surface and includes an integrated dishwasher, double oven, washing machine and two fridge/freezers. The kitchen is finished with beautifully set original tiled flooring and benefits from a feature fireplace in the dining area. Double doors from the kitchen open into a conservatory giving access to the rear garden. Completing the ground floor accommodation is a storage cupboard and separate WC with wash hand basin.

The first-floor landing provides access to four of the bedrooms and a family bathroom, bedrooms one, with fitted wardrobes, and two both benefit from character bay windows. The first-floor accommodation is complete with a modern family bathroom comprising a wash hand basin, WC and bath with shower over. The second floor offers two bedrooms with additional eaves storage that are served by a modern ensuite shower room with WC.

Externally the property offers a private rear garden which is mainly laid to lawn with a large decking area to the side of the property. The front of the property offers ample off-road parking.

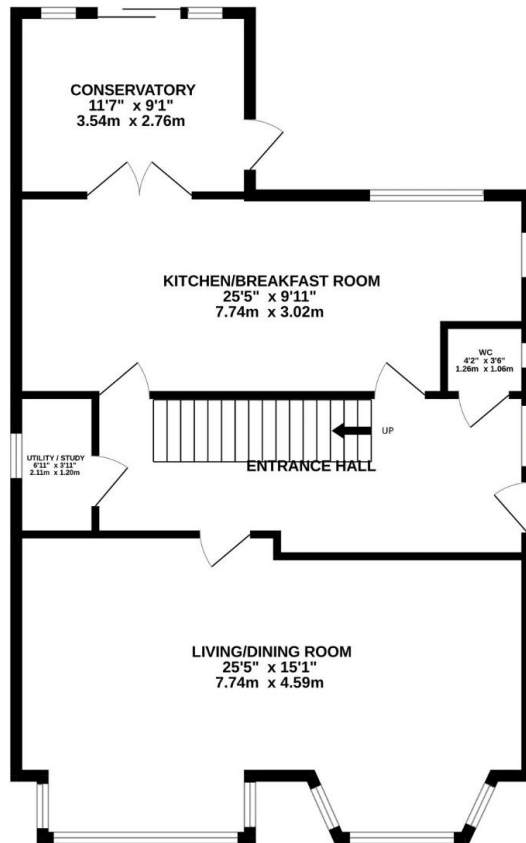
COUNCIL TAX BAND: E

EPC RATING: C

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. 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.



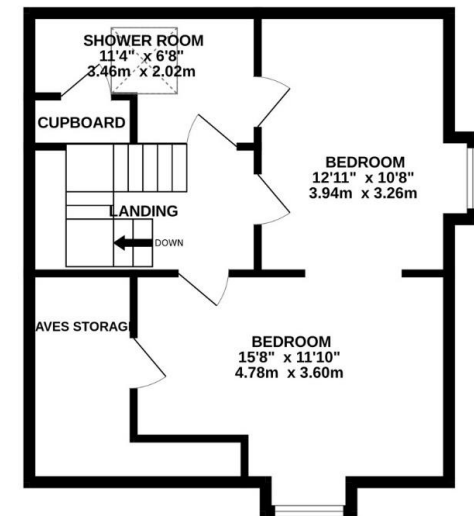
GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 2140 sq.ft. (198.8 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.
Made with Metropix ©2025

