



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Lower Ground Floor
Floor area 69.2 sq.m. (744 sq.ft.) approx

Ground Floor
Floor area 78.0 sq.m. (840 sq.ft.) approx



First Floor
Floor area 46.6 sq.m. (502 sq.ft.) approx

Total floor area 193.8 sq.m. (2,086 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



rightmove
find your happy

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



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



23 Wharfdale Road, Bournemouth, Dorset BH4 9BT

£675,000

The Property

Brown and Kay are delighted to bring to the market for the first time in 29 years this bespoke four bedroom house! The well-proportioned accommodation offers flexible accommodation as a versatile 2/4 bedroom house with the potential for a separate annex STPP to suit a variation of needs! The ground floor features from a large lounge diner with floor to ceiling windows looking out to a tree lined view, a bright kitchen and dining room. Separate utility, integrated garage and w.c. Upstairs, there are two great sized double bedrooms with access to the large roof terrace from bedroom two as well as a family bathroom. On the lower ground floor there are a further two bedrooms one with en-suite, further wine cellar/ games room and further games room with access to the garden. Further utility and shower room that has the potential to be used as a separate annex subject to planning. Outside there are a range of outdoor areas suited for entertaining and al fresco dining.

Ideally positioned within easy walking distance of Westbourne Village, and a leisurely stroll through Bournemouth Gardens and there you can take a leisurely stroll through to the centre with its comprehensive range of shopping and leisure pursuits, and award-winning sandy beaches beyond. Westbourne itself offers an eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

Conservatory

Seating area with entrance to the main hallway.

Living Room

10' 09" x 16' 11" (3.28m x 5.16m) Triple aspect room with stained glass bolthole window to side and floor to ceiling window overlooking the rear.

WC

UPVC double glazed window to rear, w.c and sink.

DINING ROOM

11' 09" x 10' 05" (3.58m x 3.17m) UPVC double glazed windows and patio doors out to enclosed front garden, access into kitchen.

KITCHEN

10' 0" x 10' 05" (3.05m x 3.17m) single glazed window overlooking the rear, mix of base and eye level kitchen units and breakfast bar. Sink, extractor fan and space for range cooker, fridge/freezer and dishwasher. Access into utility room.

UTILITY ROOM

Single glazed windows, space for washing machine, under counter fridge and under counter freezer.

GARAGE

12' 02" x 17' 07" (3.71m x 5.36m) Electric up and over door, lighting and power. UPVC double glazed window to side aspect.

BEDROOM ONE

16' 11" x 10' 10" (5.16m x 3.30m) Triple aspect room with bolthole stained glass window to side aspect.

BEDROOM TWO

12' 10" x 10' 05" (3.91m x 3.17m) Dual aspect room with UPVC double glazed window to front, built in wardrobe and UPVC double glazed patio door to roof terrace.

ROOF TERRACE

Large roof terrace with fantastic views.

BEDROOM THREE

10' 10" x 9' 11" (3.30m x 3.02m) UPVC double glazed windows to rear, door to en-suite.

EN-SUITE

Enclosed shower cubicle, w.c and sink. Further storage cupboard.

BEDROOM FOUR

10' 05" x 10' 0" (3.17m x 3.05m) Single glazed window to rear.

STORE/UTILITY ROOM

9' 02" x 9' 03" (2.79m x 2.82m) Mix of base and eye level units, space for fridge and washing machine.

GAMES ROOM

15' 11" x 11' 01" (4.85m x 3.38m) UPVC double glazed patio doors out to rear garden, skylight and access to Kitchenette.

KITCHENETTE

7' 06" x 6' 02" (2.29m x 1.88m) UPVC double glazed window to side aspect, integrated oven and electric hob. Sink and extractor fan. Space for washing machine and undercounter fridge.

SHOWER ROOM

Corner shower cubicle, w.c, sink and extractor fan.

FRONT OF PROPERTY

The property is approached via a block paved driveway suitable for parking for one car with access to the garage for further off road parking. gate into a large front garden area which leads to the front door.

REAR GARDEN

The rear garden enjoys a sunny aspect and is laid with a mix of patio and lawn, steps to side aspect.

COUNCIL TAX - BAND D