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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	73	
(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	



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



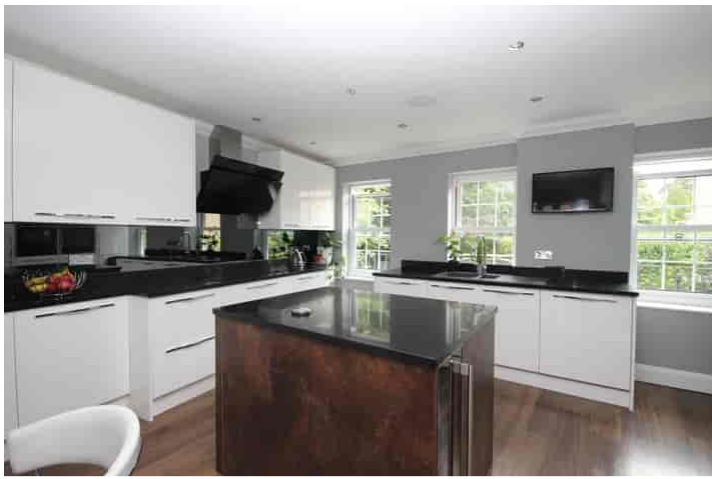
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22 4, The Cedars, Branksome Wood Road, CLOSE TO GARDENS, Dorset BH4 9JN offers in Excess of £539,000

The Property

Brown and Kay are delighted to market for sale this immaculately presented town house situated on this small development with direct access to Bournemouth Gardens. The generous accommodation is arranged over three floors which has been completely modernised by the current owners to an exceptional standard. The property has many benefits to include a ground floor bedroom with en-suite shower room and access to patio area, open plan living/kitchen/dining with fully integrated kitchen, three second floor bedrooms with the master having an en-suite whilst the fourth bedroom is currently arranged as a walk in wardrobe and family bathroom. Additionally, there is a driveway and integral garage to the front with sunny aspect patio area to the rear which enjoys a pleasant outlook over the well tended communal grounds. This home would make a wonderful holiday home or main residence alike and must be viewed to fully appreciate the high standard of this home.

Occupying a super position backing directly onto Bournemouth Gardens where you can take a leisurely stroll to Bournemouth town centre with its comprehensive range of shopping and leisure pursuits, and award winning sandy beaches beyond. The vibrant village of Westbourne with its eclectic mix of café bars, restaurants and boutique shops is also close to hand together with the usual high street names such as Marks and Spencer food hal

ENTRANCE HALL

Generous hallway with stairs to the first floor landing, understairs storage cupboard, feature karndean flooring with underfloor heating and individual room control thermostat.

BEDROOM TWO

17' 11" x 11' 07" (5.46m x 3.53m) UPVC double glazed patio doors out to the sunny aspect patio. Feature Karndean flooring with underfloor heating and individual room thermostat. Cupboard.

EN-SUITE SHOWER ROOM

Floating vanity unit with sink, w.c, Shower cubicle with rainfall shower above, illuminated mirror and heated towel rail.

FIRST FLOOR

OPEN PLAN KITCHEN/DINING/LIVING AREA
33' 06" x 14' 04" (10.21m x 4.37m) Feature Karndean flooring with underfloor heating and individual room thermostat, UPVC double glazed double opening doors to Juliet balcony overlooking the rear. The kitchen/dining area is well appointed and fitted with an extensive range of high gloss wall and base units, complimentary Quartz 'star galaxy' work surfaces, integrated Bosch 70/30 fridge/freezer, a further Bosch integrated freezer, integrated Neff oven with hide and slide door with pan drawer below, integrated Neff combination oven, Neff extractor and induction hob, Bosch dishwasher, space for a good size table and chairs. There is a further kitchen island with integrated drinks fridge and pop up sockets. One and a half slate sink and 'Anglian' double glazed sash windows to the front. Further benefits include integrated smoke alarm, integrated ceiling speakers and built in amplifier.

SECOND FLOOR LANDING

Access to loft space.

PRIMARY BEDROOM

13' 08" x 12' 05" (4.17m x 3.78m) UPVC double glazed sash windows to rear, radiator, en-suite.

EN-SUITE SHOWER ROOM

Corner shower unit with low level shower tray, floating vanity unit with sink, w.c and illuminated mirror.

BEDROOM THREE

9' 08" x 9' 05" (2.95m x 2.87m) Double glazed sash windows to front, radiator, cupboard.

BEDROOM FOUR / WALK IN WARDROBE

9' 04" x 6' 6" (2.84m x 1.98m) Double glazed sash window to front, fitted wardrobe rails and drawer units, cupboard with automatic lighting, radiator.

FAMILY BATHROOM

Bath with rainfall shower above, double glazed sash window to side aspect, w.c, sink and heated towel rail.

FRONT OF PROPERTY

Driveway to the front of the property which leads to the garage, the remainder is laid to lawn with planting.

GARAGE

Light and power connected with utility area.

REAR PATIO

Sunny aspect with a pleasant outlook over the communal grounds, gate giving direct access to Bournemouth Gardens.

COMMUNAL CHARGE

£968 per annum.

COUNCIL TAX - BAND E