



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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### Location

Perryfield Gardens is within a highly desirable residential area of Castledean situated in the heart of Bournemouth, offering a serene and family friendly environment, while remaining in close proximity to the towns amenities.

The area benefits from convenient access to local bus routes, providing regular services to Bournemouth town centre and surrounding areas. The train station is also easily accessible, offering direct services to London and other key destinations along the South Coast.

Bournemouth beach is a very short drive from the property in where you can enjoy miles of sandy coastline, offering both recreational and leisure activities.

The area is surrounded by an abundance of green spaces providing ample opportunities for outdoor activities, relaxation, and recreation. There are also well maintained parks in the immediate area which are ideal for families, dog walkers, and those looking to enjoy nature.

The property also benefits from being within easy reach of amenities, including local shops, supermarkets, and dining establishments. The nearby Castlepoint Shopping Centre offers a wide range of retail options, along with restaurants and cafes.

The area is also well served by a selection of reputable primary and secondary schools, making it an attractive location for families. Additionally, Bournemouth University is nearby, offering a prime location for students and faculty members.

### Property

Everett Homes are delighted to present this beautifully maintained three bedroom semi-detached house, ideally situated in the highly desirable Castledean area. This property benefits from convenient amenities being close by alongside excellent transport links, making it an ideal choice for families, professionals, or those seeking a well-connected home in a peaceful, residential setting.

The ground floor comprises an Entrance Hallway leading to a generously proportioned living room which in turn leads through to the modern Kitchen and Dining Area. The well-appointed kitchen is fitted with integrated appliances and ample cupboard space alongside offering space for a dining table.

The first floor offers three spacious bedrooms, all presented in excellent condition alongside the modern family Bathroom and a cupboard from the landing for storage.

The property further benefits from a block paved driveway providing ample off road parking alongside an Integral Garage.

There is also a generous Rear Garden. The garden is low-maintenance, making it easy to manage year round.

We highly recommend arranging a viewing to fully appreciate everything this home has to offer.

### Living Room

5.34m x 3.64m (17' 6" x 11' 11") Max.

### Kitchen/Dining Room

6.19m x 2.43m (20' 4" x 8' 0")

### Bedroom One

4.43m x 3.34m (14' 6" x 10' 11")

### Bedroom Two

3.39m x 3.34m (11' 1" x 10' 11") Max.

### Bedroom Three

3.30m x 2.77m (10' 10" x 9' 1")

### Bathroom

2.78m x 2.44m (9' 1" x 8' 0")