



HEARNES

WHERE SERVICE COUNTS



A substantial four double bedroom detached house located in the premier Talbot Woods location within easy reach of Bournemouth Town Centre and main transport links. The property, having been immaculately maintained and updated by the current owners, offers in excess of 3000 sq ft of spacious and flexible accommodation whilst benefiting from two formal reception rooms, conservatory and impressive kitchen/dining area. The property is situated on a private, sunny aspect plot whilst further benefitting from ample off road parking, garage and additional out buildings.

On entering the property a spacious and welcoming entrance hall, with stairs leading to the first floor landing, opens into a formal living room, over looking the front aspect with a feature bay window, whilst leading into a conservatory which overlooks and provides access to the beautifully landscaped rear gardens. A second reception room also overlooks the front aspect and features a bay window and fire place. A separate kitchen/dining room, leading to the rear garden, features a comprehensive range of luxury kitchen units, finished with a matching work surface and range of integrated kitchen appliances. The kitchen leads into a separate utility room and provides a further side access to the property. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, all of which are generously sized double rooms with the master bedroom featuring a range of fitted wardrobes along with a modern fitted en suite shower room. Completing the accommodation is a luxury family bathroom comprising a free standing bath, WC, wash hand basin and separate walk in shower enclosure.

Externally the property features a beautifully landscaped, private and sunny aspect rear garden being mainly laid to lawn along with a range of established flower and shrub borders. The rear garden also benefits from a detached outbuilding/garden providing additional storage and could be utilised as a home office/gym. The property also features a detached garage with further, additional storage to the rear. To the front an attractive blocked paved driveway offers ample off road parking.

**EPC RATING: D**

**COUNCIL TAX BAND:**

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.









# Glenferness Avenue, Bournemouth, BH3

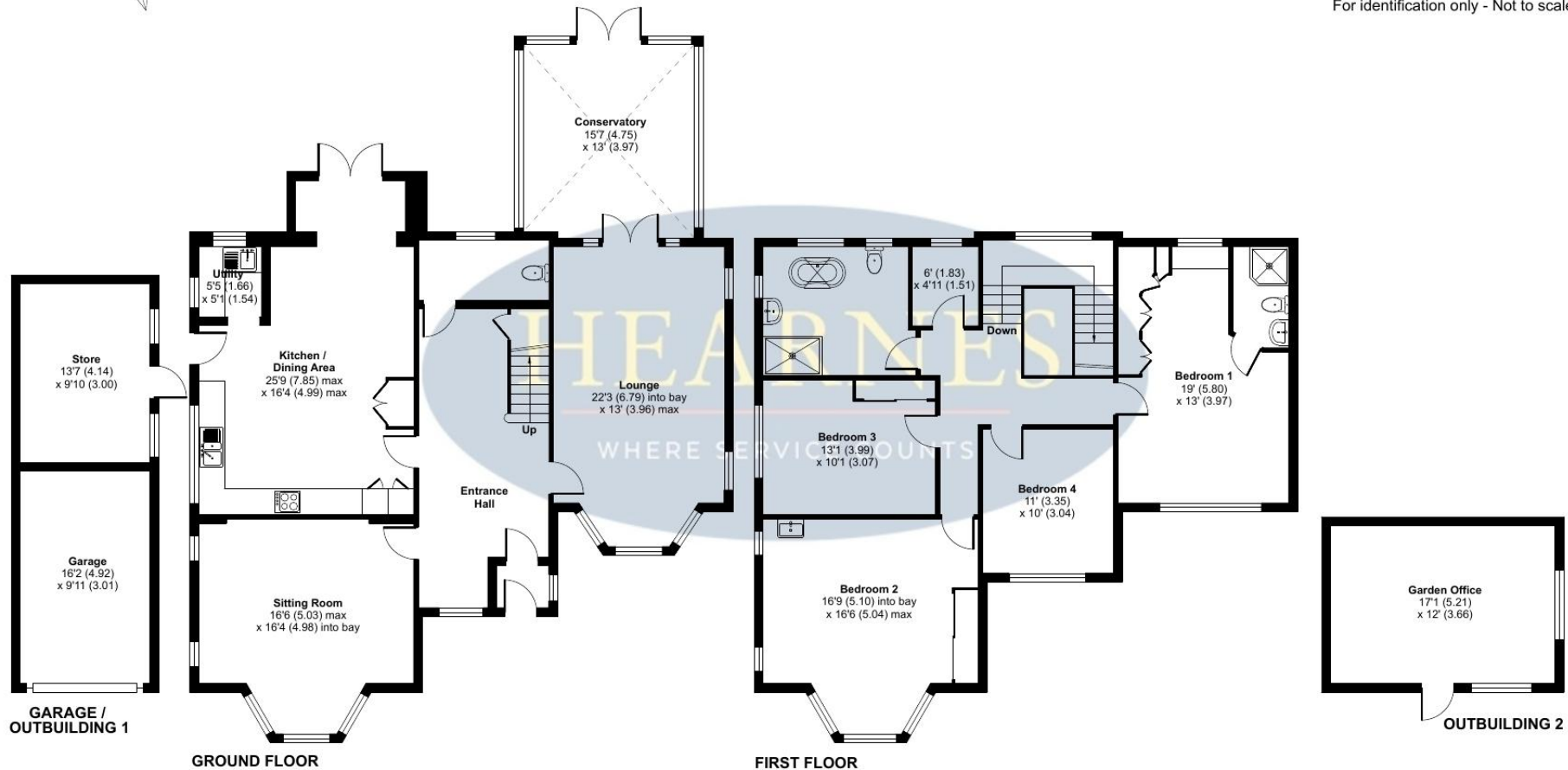
Approximate Area = 2571 sq ft / 238.8 sq m

Garage = 159 sq ft / 14.7 sq m

Outbuildings = 339 sq ft / 31.4 sq m

Total = 3069 sq ft / 284.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1277094







[www.hearnes.com](http://www.hearnes.com)

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: [bournemouth@hearnes.com](mailto:bournemouth@hearnes.com)

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE