



HEARNES
WHERE SERVICE COUNTS

A substantial detached chalet bungalow having undergone extensive remodelling by the current owners whilst offering in excess of 2,660 sq. ft of accommodation. Situated in the premier Talbot Woods location the property is ideally located within easy reach of Bournemouth Town Centre, transport links and the award winning sandy beaches whilst being only a short walk to the popular West Hants Tennis and Leisure Club. The property offers flexible living accommodation whilst featuring four bedrooms, an impressive master bedroom suite with fitted wardrobes, four bath/shower rooms, along with a hobby room, three reception rooms and impressive conservatory which overlooks a private, sunny aspect rear garden.

On entering the property a spacious and welcoming entrance hall, with stairs leading to the first floor landing, provides access to all principal accommodation. Bedrooms two and three both spacious doubles with ensuite shower rooms and fitted wardrobes. Overlooking the front aspect a separate kitchen offers a comprehensive range of floor and wall mounted units, double ovens, hob and complimented with a contrasting work surface with space for a range of kitchen appliances whilst leading to a utility room. A sitting room and dining room both open onto a spacious conservatory through bifolding doors offering access and a pleasant outlook over the rear garden. The ground floor accommodation is complete with a WC, storage cupboard and a study that could also be utilised as an additional bedroom.

A superb feature landing with ample space for a study area gives access to the remaining two double bedrooms, hobby room and useful airing cupboard. The principle bedroom benefits from an ensuite shower room and overlooks the rear garden. A useful hobby room with fitted storage overlooks the rear garden. Bedroom four benefits from fitted storage and are served by a family bathroom room with WC, hand wash basin and bath with shower over.

Externally the property is situated in a substantial private plot with the beautifully landscaped rear garden being laid to lawn with a range of attractive flower and shrub borders and a large patio area adjoining the rear of the property. To the front of the property a paved carriage driveway offers ample off road parking and leads to a garage with electric roller door.

The home also benefits from solar panels and has a very impressive energy performance rating (B)

EPC RATING: B COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.







Keith Road, Bournemouth, BH3

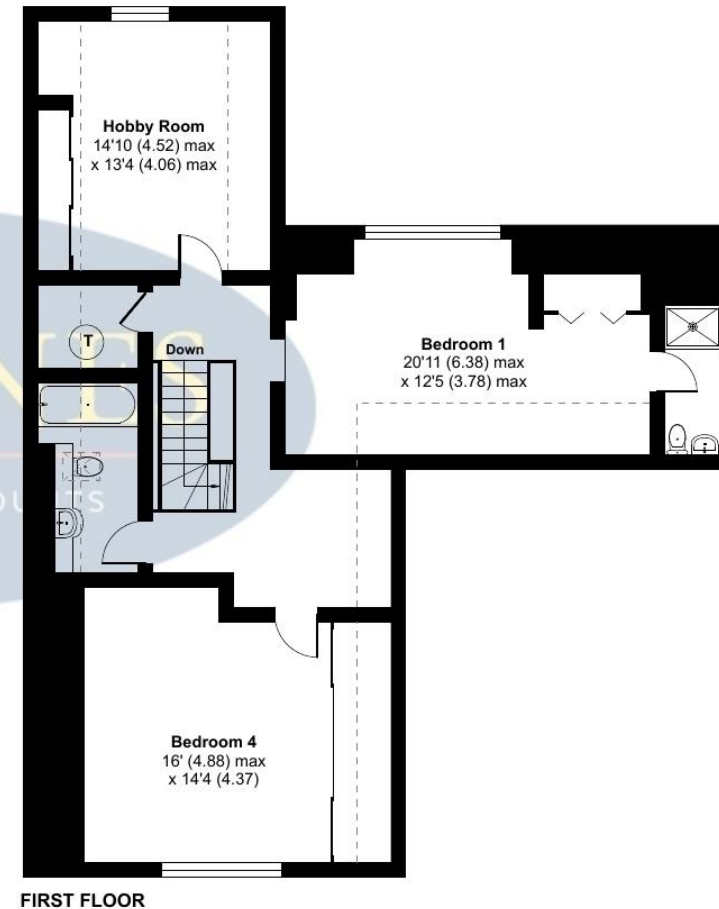
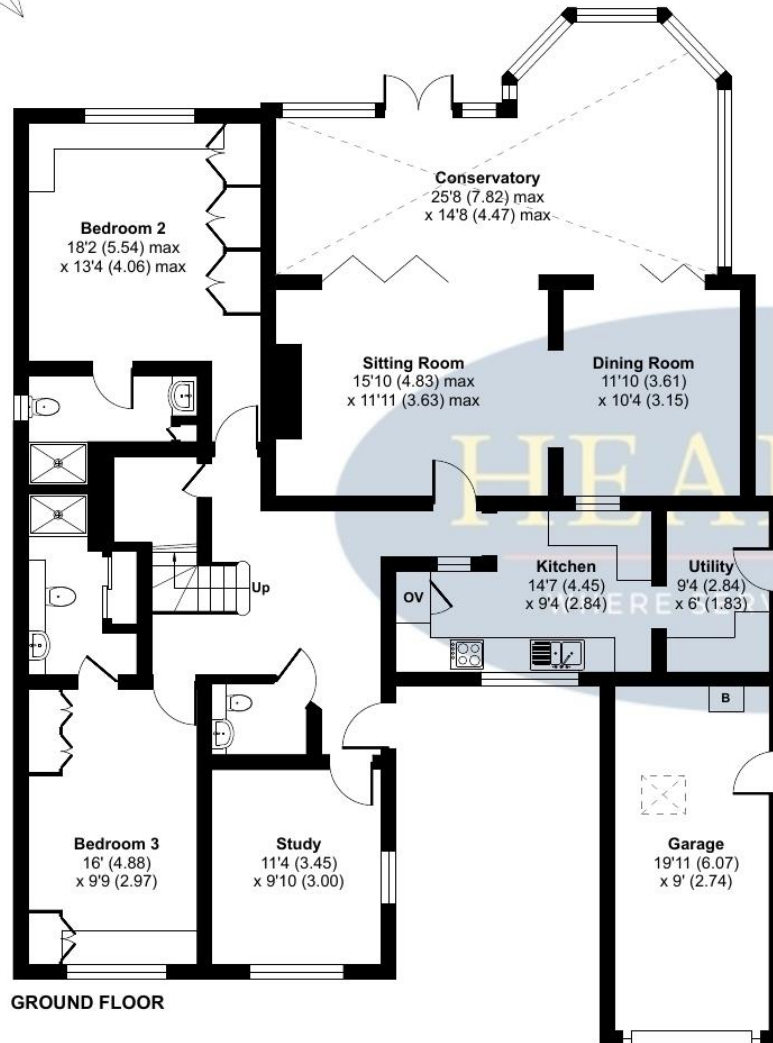
Approximate Area = 2667 sq ft / 247.7 sq m

Limited Use Area(s) = 213 sq ft / 19.7 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 3060 sq ft / 284.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Hearnest Bournemouth Estates Ltd. REF: 1064991





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