



HEARNES

WHERE SERVICE COUNTS

Branksome, Poole

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FREEHOLD PRICE £425,000

An immaculately presented four bedroom detached home located in a cul de sac within a sought after residential area ideally positioned within easy reach of Bournemouth Town Centre, mainline train station and the popular Coy Pond and Bournemouth Gardens. The property has been maintained to a superb standard by the current owners and features a spacious kitchen/breakfast room, two bath/shower rooms, ground floor WC along with a garage and ample off road parking. The property is offered for sale with no forward chain.

On entering the property a hallway opens into a spacious living/dining room offering a pleasant dual aspect outlook and access to the rear garden. An impressive kitchen/breakfast room, also providing access to the rear garden, offers ample floor and wall mounted units finished with a matching work surface. A WC completes the ground floor accommodation.

The first floor landing leads to four bedrooms all of which are generous in size with the master bedroom featuring a modern fitted en suite bathroom along with access to the rear garden offering a pleasant seating area. A modern family bathroom completes the accommodation.

Externally the property features a private rear garden being laid to lawn and featuring a large seating area. To the front an attractive block paved driveway offers ample off road parking and leads to a garage.

COUNCIL TAX BAND: D

EPC RATING: D

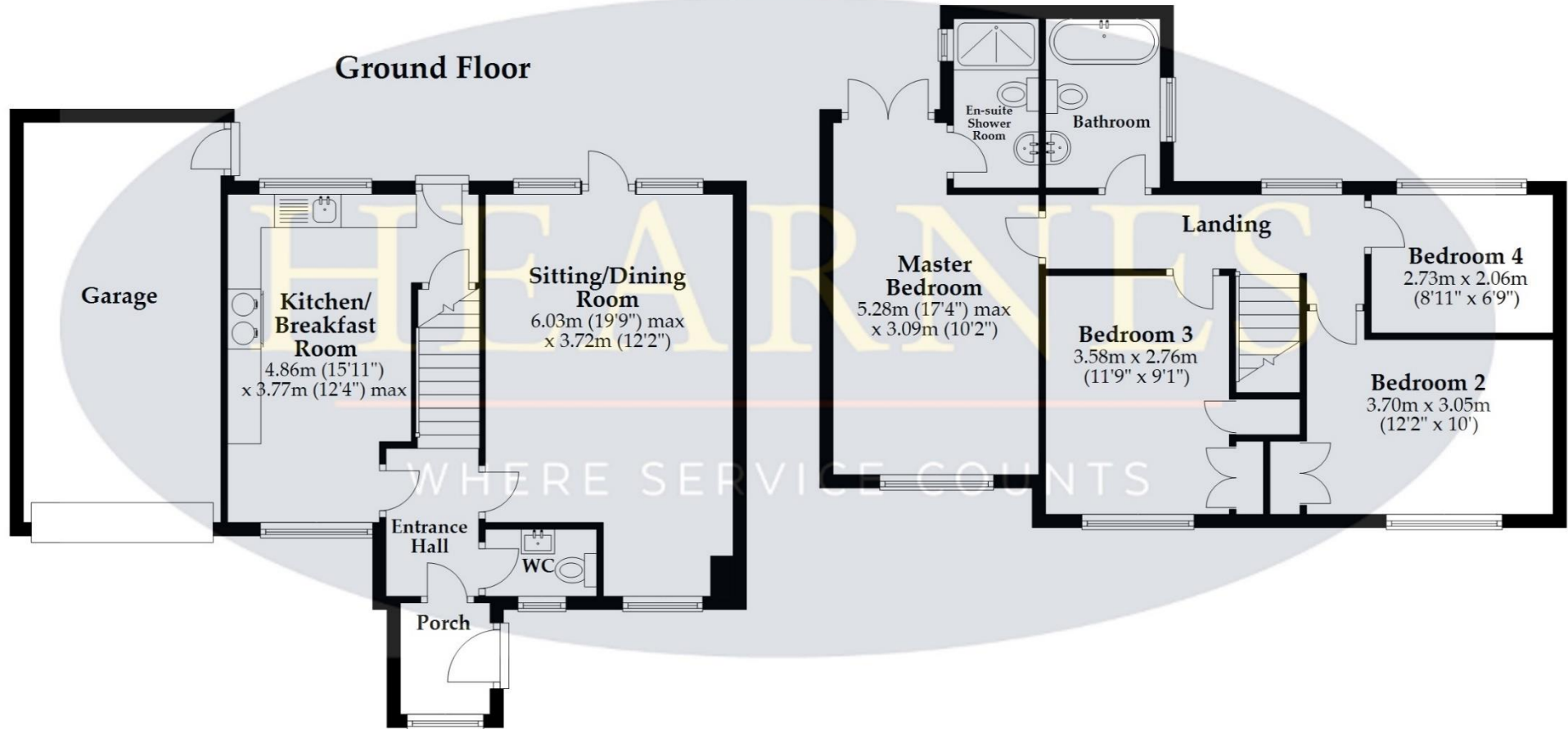
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

First Floor

Ground Floor



This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood  LJT SURVEYING

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