



**HEARNES**  
WHERE SERVICE COUNTS

494 Charminster Road, Bournemouth, Dorset,  
BH8 9SH

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## GUIDE PRICE £615,000

An immaculately presented four bedroom detached character house located in a sought after location within popular school catchments and easy reach of Bournemouth Town Centre and main transport links. The property has been finished to a superb standard by the current owner featuring an impressive open plan kitchen/dining/family room, two luxury bathrooms and an impressive landscaped rear garden. The property also offers ample off road parking and a garage.

On entering the property a hallway, with stairs leading to the first floor landing, opens into an impressive living room overlooking the front aspect. A stunning open plan 'L' shaped kitchen/dining/family area offers spacious and flexible accommodation to the rear of the property and provides access to the rear garden. The high specification kitchen offers ample floor and wall mounted units, breakfast bar seating area and range of integrated appliances. There is also the benefit of a further dining area with skylight lantern and double doors leading onto the rear garden. A WC completes the ground floor accommodation.

Situated on the first floor are three of the property's bedrooms all of which are double in size with two featuring fitted wardrobes. The first floor accommodation is complete with a modern fitted family bathroom.

The master bedroom suite is situated on the second floor and features ample wardrobe space along with a luxury en suite bathroom comprising a corner bath, WC and separate shower enclosure.

Externally the property features a landscaped rear garden being mainly laid to artificial lawn with a raised decked seating area adjoining the rear of the property along with further seating areas ideal for outdoor entertaining and al fresco dining. To the front of the property there is ample off road parking which leads to a garage along with the further benefit of additional storage to the side of the property.

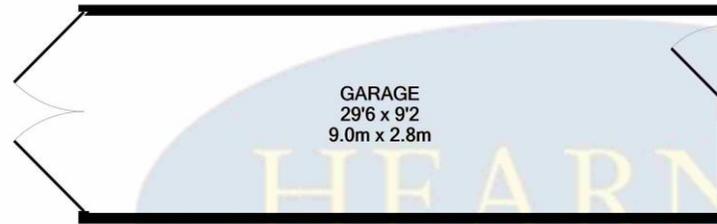
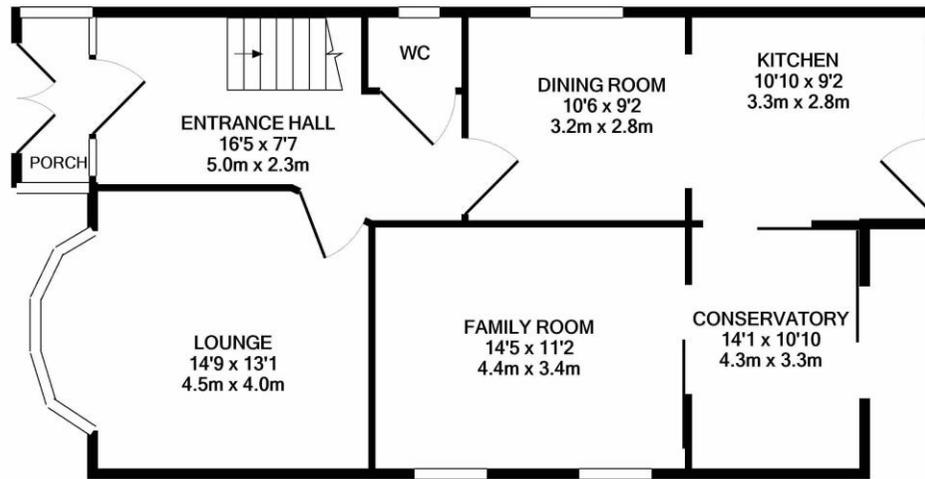
**EPC RATING: D**

**COUNCIL TAX BAND: E**

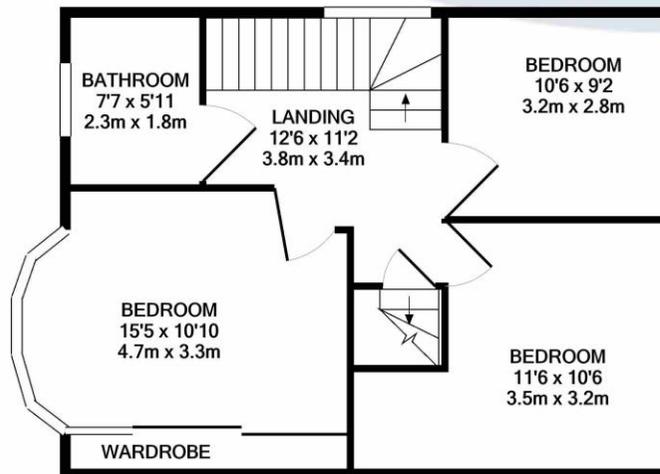
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate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



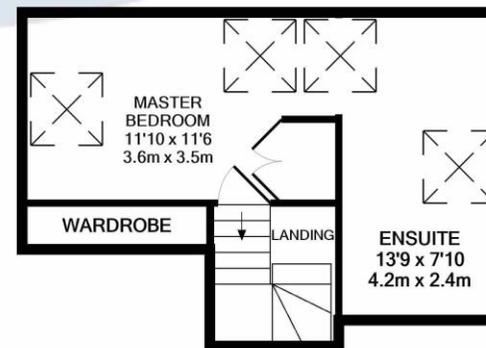




GROUND FLOOR  
APPROX. FLOOR  
AREA 1095 SQ.FT.  
(101.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 287 SQ.FT.  
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1976 SQ.FT. (183.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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[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)

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