

HOME OF DISTINCTION



Talbot Woods



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This substantial detached double-fronted family home is enviably located on one of Talbot Wood's favourite roads, situated within close proximity of West Hants Leisure Club, Meyrick Park, Bournemouth Town Centre and award winning beaches.

The house is set behind remote-controlled gates and a sizable carriage driveway which offers ample off road parking, access to the double garage and an attractive front garden with a remote controlled three-tire water feature.

Upon entering the house, you are welcomed into a grand entrance hall with doors leading to all ground floor rooms.

The kitchen/breakfast room is no doubt the hub of the home and offers a range of based fitted and wall mounted units as well as integrated appliances to include a micro oven grill and a coffee machine. There is space for a dining table & chairs and in addition, there is a separate utility room with space for further appliances.

The sitting room is an impressive size and provides access to the dining room which offers space for a formal dining table & chairs. Both the kitchen & sitting room provide access via sliding doors to the stunning conservatory which is over 35" in length.

In addition on the ground floor is a third reception room which is currently used as a study and a bedroom which boasts a large dressing room as well as an en-suite bath/shower room.

To the first floor, there are three further bedrooms. Bedrooms one & two benefit from large en-suite bath/shower rooms whilst bedroom three is served by the family shower room.

To the exterior, there is an impressive south-east facing rear garden with a barbeque area and a large Jacuzzi. In addition, the house benefits from the most beneficial tariff for its solar panels resulting in potential surplus for the combined gas and electric bills.



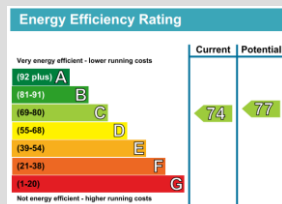
64 Glenferness Avenue, Talbot Woods, Bournemouth. BH3 7EU

MAGNIFICENT DOUBLE-FRONTED FAMILY HOME IN
ONE OF TALBOT WOOD'S FAVOURITE ROADS

- Modern Kitchen/Breakfast Room
- 35" Conservatory with Bar & Heating
- Sitting Room • Dining Room • Study
- Four Bedrooms, Three with En-Suites
 - Family Shower Room
 - Gated Carriage Driveway
 - South-East Facing Rear Garden
 - No Forward Chain

(Ref: 727553)

O.I.E.O. £1,100,000







Brochure prepared by Georgia Stewart

PLEASE NOTE Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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Kitchen/Breakfast Room
7.7m (25'3) max x 5.03m (16'6) max

Sitting Room
5.92m (19'5) x 5.66m (18'7)

Dining Room
4.09m (13'5) x 3.76m (12'4)

Living Room
5.56m (18'3) x 4.06m (13'4)

Conservatory
10.87m (35'8) max x 6.07m (19'11) max

Bedroom
5.89m (19'4) x 4.06m (13'4)

Bedroom
5.13m (16'10) x 4.04m (13'3)

Bedroom
4.04m (13'3) x 3.38m (11'1)

Bedroom
4.8m (15'9) x 4.09m (13'5)

Garage
6.91m (22'8) x 5.59m (18'4)

This Floor Plan is for guidance only and is NOT to SCALE
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