



Estate Agents



Auctioneers

Watcombe Road, Southbourne, Bournemouth, BH6 3LX

£810,000 – Freehold

**Six Bedroom Detached House in Premier Location | Porch | Hallway | Downstairs W/C | Lounge & Rear Extension
Reception Room/Study | Kitchen/Breakfast Room | First Floor Landing | Four Bedrooms | Bathroom & Separate W/C
Stairs to Second Floor | Two Further Bedrooms | Second Bathroom | 20' Garage & Long Driveway | Lovely Rear Gardens**

A handsome six bedroom detached house of 2200 sqft, situated in a popular tree lined road and benefiting from spacious accommodation - having been extended to the rear and the second floor. Benefits include double glazing, gas central heating, 24' extended lounge, separate dining room, 24' kitchen/breakfast room, downstairs w/c, four first floor bedrooms plus two second floor bedrooms & two bathrooms and a superb rear garden. Viewing recommended.

Enter via the porch into the main hallway - there is a turning staircase to the first floor and a useful ground floor cloakroom, plus doors to all the main rooms. To the front is the separate dining room/study with a bay window. To the rear is the original lounge, now extended to provide a spacious 24' room with French doors; also at the rear of the property is the impressive 24' kitchen/breakfast room which is fitted with a range of wall and base units with breakfast bar and ample space for table and chairs.

On the first four are four original bedrooms plus a bathroom and separate w/c. The second floor extension provides two further bedrooms and another bathroom.

Outside, the front garden is laid to lawn with side driveway leading to the garage, and providing further off road parking. The sunny, yet secluded rear garden measures approx. 70' in length and is mainly laid to lawn with mature shrub borders. Garage: The detached garage measures 20' in length and is accessed via a long driveway at the side of the house.

Council Tax Band: F

EPC Rating: E







Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

