



Estate Agents



Auctioneers

Swanmore Road, Boscombe East, Bournemouth, BH7 6PB

£725,000 – Freehold

**Four Bedroom, Three Reception Room, Three Bathroom, Extended Detached House
Entrance Hallway | 20' Lounge | 14' Dining Room | 16' Kitchen Plus 16' Breakfast Room | 20' Conservatory
Ground Floor Shower Room | First Floor Landing | 19' Master Bedroom with En-Suite | Three Double Bedrooms
Family Bathroom | Garage | 30' Workshop | Off street Parking | Lovely Rear Garden | No Chain**

A four bedroom, three reception room, three bathroom, extended detached house set in a quiet tree-lined road in the heart of Boscombe East just yards from Swanmore Gardens and featuring spacious accommodation of 2400 SqFt. This impressive family home is conveniently situated within a short walk of local shops at Pokesdown Hill, Pokesdown train station & excellent local schools; and the major employers JP Morgan and Bournemouth hospital are both within walking distance.

The house features UPVC double glazing, gas central heating, two original reception rooms, 16' kitchen, extended 16' breakfast room, 20' conservatory, ground floor shower room, 19' master bedroom with en-suite, three further double bedrooms, family bathroom, garage, 30' workshop, off street parking and a superb rear garden. Viewing is essential.

Enter into the hallway with stairs to the first floor and doors to the main rooms. There are two separate reception rooms, a 14' dining room and a 20' double aspect lounge with feature fireplace. To the rear is the 16' kitchen which is fitted with an extensive range of units plus the 16' extended breakfast room. The impressive 20' conservatory has a glass roof and sliding doors leading to the patio; there is a useful ground floor shower room and w/c. An internal door then leads to the 30' workshop which is located behind the original garage (this could be further adapted for a variety of uses such as an annexe or further living accommodation).

Upstairs there are four good sized bedrooms - the 19' master bedroom has fitted wardrobes and its own en-suite shower room; the three further double bedrooms also have fitted wardrobes. The family bathroom has a three piece suite of bath, w/c and basin.

Outside, the front garden is laid to lawn with mature shrubs, a driveway provides off street parking for two/three cars and leads to the integral garage. The rear garden enjoys a southerly aspect and extends to approx. 60' in length, mainly laid to lawn with mature borders and a patio area.

Council Tax Band: F

EPC Rating: to be confirmed







Ground Floor

First Floor



Total Area: 222.3 m² ... 2393 ft²
 All measurements are approximate and for display purposes only



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.

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