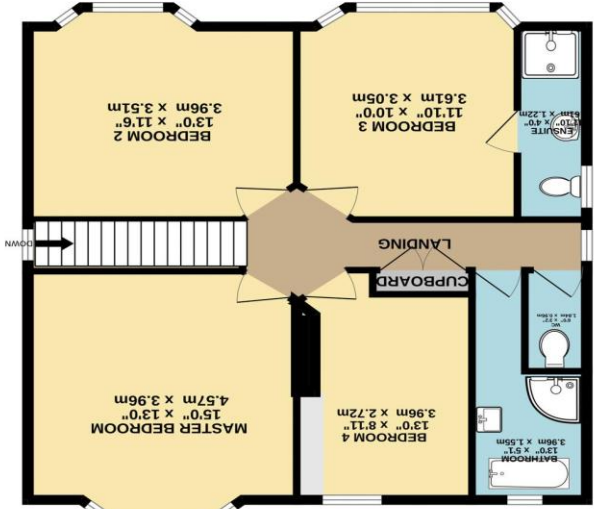
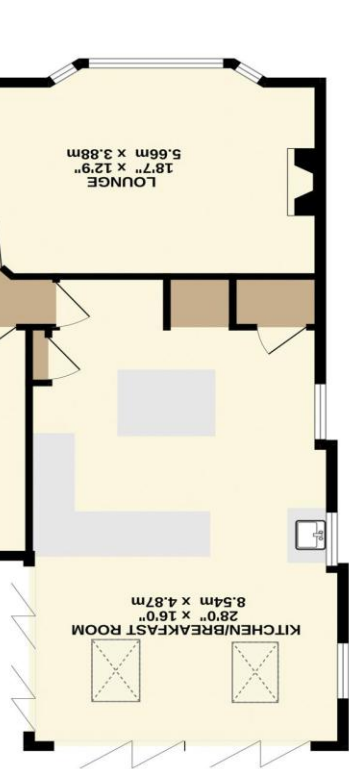




Estate Agents



Auctioneers



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TOTAL FLOOR AREA : 2028 sq.ft. (188.4 sq.m.) approx.

FOUR BEDROOM DETACHED HOUSE



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41 Cecil Avenue, Bournemouth, BH8 9EL
Guide Price £850,000 – Freehold

**Extended Four Bedroom Detached Family Home | In Excellent Condition Throughout | Convenient Location | En-Suite
Beautiful Open Plan Kitchen/Diner | Solid Oak Flooring Throughout Downstairs | Ample Parking
Garden Room With Log Burner | Potential To Convert Loft**

This beautifully extended four-bedroom detached family home is located on the quiet residential street of Cecil Avenue, 0.7 miles away from Queens Park Golf Course and 0.9 miles from the leading co-educational Park school and conveniently located within walking distance of the Ofsted-rated excellent grammar schools.

Upon entering the property, you are welcomed by an enclosed porch, perfect for storing shoes and coats. This leads into a bright, airy hallway providing access to all rooms. The front reception room features a bay window, allowing in plenty of natural light, and includes a charming fireplace. Beautiful solid oak flooring extends throughout the downstairs area of the home. The rear reception room is a cosy space with French doors that open to the garden and a log burner, ideal for warm, inviting winter nights. The kitchen and dining area are in immaculate condition and truly serve as the heart of the home. It boasts a central island, ample countertop and cupboard space, as well as an integrated vented induction hob, oven, and dishwasher. The open-plan design is further enhanced by bi-folding doors that create a spacious atmosphere.

Upstairs, you will find four double bedrooms, all decorated to a high standard. The master bedroom easily accommodates a super king-size bed and allows for plenty of furniture. The third bedroom features an en-suite shower room with a basin, WC, and a window for ventilation. The modern bathroom includes a character standalone bath, shower, and basin, and there is a separate WC that also houses the boiler.

Outside, the rear garden combines lawn, decking, and patio areas, making it a perfect suntrap. There is side access that is currently covered, which is great for storing bikes or paddleboards. Another appealing feature is the multi-purpose garden room, which is insulated and has its own log burner, as well as spotlights. This space is currently used as a guest room and study. The front of the property offers a shingled in-and-out driveway with enough space for several vehicles. Viewing is highly recommended for this truly beautiful home.

Tenure: Freehold
Council Tax Band: F
EPC Rating: 68 | D

