

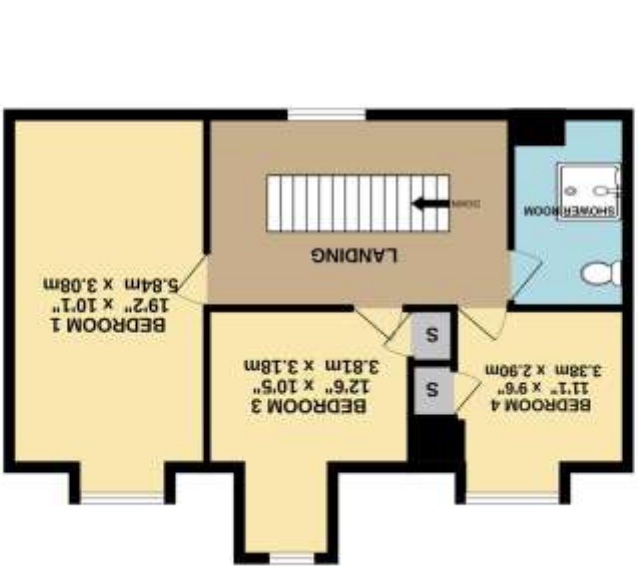


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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1ST FLOOR



GROUND FLOOR



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**Browning Avenue, Boscombe Manor, Bournemouth, BH5 1NN**  
**Guide Price £825,000 – Freehold**

**Superbly Presented Five Bedroom Two Bathroom | Detached Chalet Bungalow | Porch | Hallway | Ds WC | Modern Kitchen  
Lounge | Dining Room | Conservatory | Two Ground Floor Bedrooms | Downstairs Bathroom Galleried First Floor Landing  
Three Further Bedrooms | Shower Room | Double Length Garage & Utility/Workshop | Large Front & Rear Gardens**

A splendid Four/Five Bedroom Detached Chalet Bungalow situated in one of the area's most prestigious locations, just a short level walk to the stunning clifftops and beaches at Southbourne & Boscombe Spa, as well as local shops, good local schools and transport facilities. The property boasts bright and spacious accommodations with character features, and benefits from UPVC Double glazing, gas central heating, a 15ft modern kitchen, a 16ft lounge, a separate dining room, a large conservatory, two ground floor bedrooms, two modern bathrooms, three first floor bedrooms, a tandem length garage and workshop/utility room, off street parking and a fabulous rear garden. This property has great potential to extend. Viewing is highly recommended.

The beautifully landscaped front garden hints at the elegance inside. Upon entry, you'll find a functional porch that's perfect for storing coats and shoes. A spacious hallway connects all the ground-floor rooms with ease. The ground floor features a downstairs WC, a modern kitchen filled with ample worktop space and built-in appliances, including a double oven with combination microwave, a fridge-freezer, dishwasher, sink, and an induction hob with extractor fan. The adjoining dining room provides a flexible space with views of the lovely rear garden and flows directly into the inviting sitting room. This area is highlighted by a striking fireplace, creating a warm atmosphere for relaxation or entertaining. There are two ground-floor bedrooms, one fitted with built-in wardrobes and the other currently serving as an office, demonstrating its versatile use. The bright and airy conservatory is perfect for soaking up the sun with French doors leading to a large patio. On the first floor from the galleried landing, you will find three further bedrooms. The master bedroom includes built-in wardrobes for added convenience, while both the other bedrooms are generously proportioned with plenty of storage, ensuring comfort for the whole family. A modern shower room and wc finish the accommodations on this level.

The tandem garage with an electric up and over door provides space for parking for two cars, while the rear area functions as a useful utility room/workshop with laundry facilities. The garage is accessed via a covered lobby, which is protected by the property's main alarm system, increasing practicality and security. To the rear is a beautifully landscaped garden, featuring both patio and lawn areas that create endless possibilities for relaxation, play, and gardening. The peaceful setting with green views over Woodland Walk enhances the overall appeal of the property. A viewing is highly recommended to truly appreciate the condition, size and potential of this remarkable home.

Tenure: Freehold  
Council Tax Band: F  
EPC Rating: to be confirmed

