



Estate Agents



Auctioneers



# William Road, Littledown, Bournemouth, BH7 7BA

**£585,000**

Four Bedroom Character Detached House | Porch | Downstairs W/C | Hallway  
Lounge | Dining Room | Breakfast Room | Kitchen | First Floor Landing  
Master Bedroom | Bathroom & Separate W/C | Three Further Bedrooms  
Detached Garage & Driveway | 80' Rear Garden | No Chain



A character four bedroom detached house, set in a premier tree lined road in the heart of Littledown and providing easy access into Bournemouth via the A338 and close to Kings Park, JP Morgan and Bournemouth Hospital. The property features generous accommodation throughout with many original features remaining, and has a lovely 80' rear garden! There is no upper chain and the property is available to move into before the March Stamp Duty Deadline ends. Call for a Viewing!

Enter via the porch, and there is a useful ground floor cloakroom and spacious inner hallway with stairs leading to the first floor with stained glass half landing window. To the front aspect is the 16' x 14' lounge with large bay window and feature fireplace and there is a 18' dining room, again with feature fireplace and door leading to the garden. The original breakfast room leads to the kitchen area and a side access door.



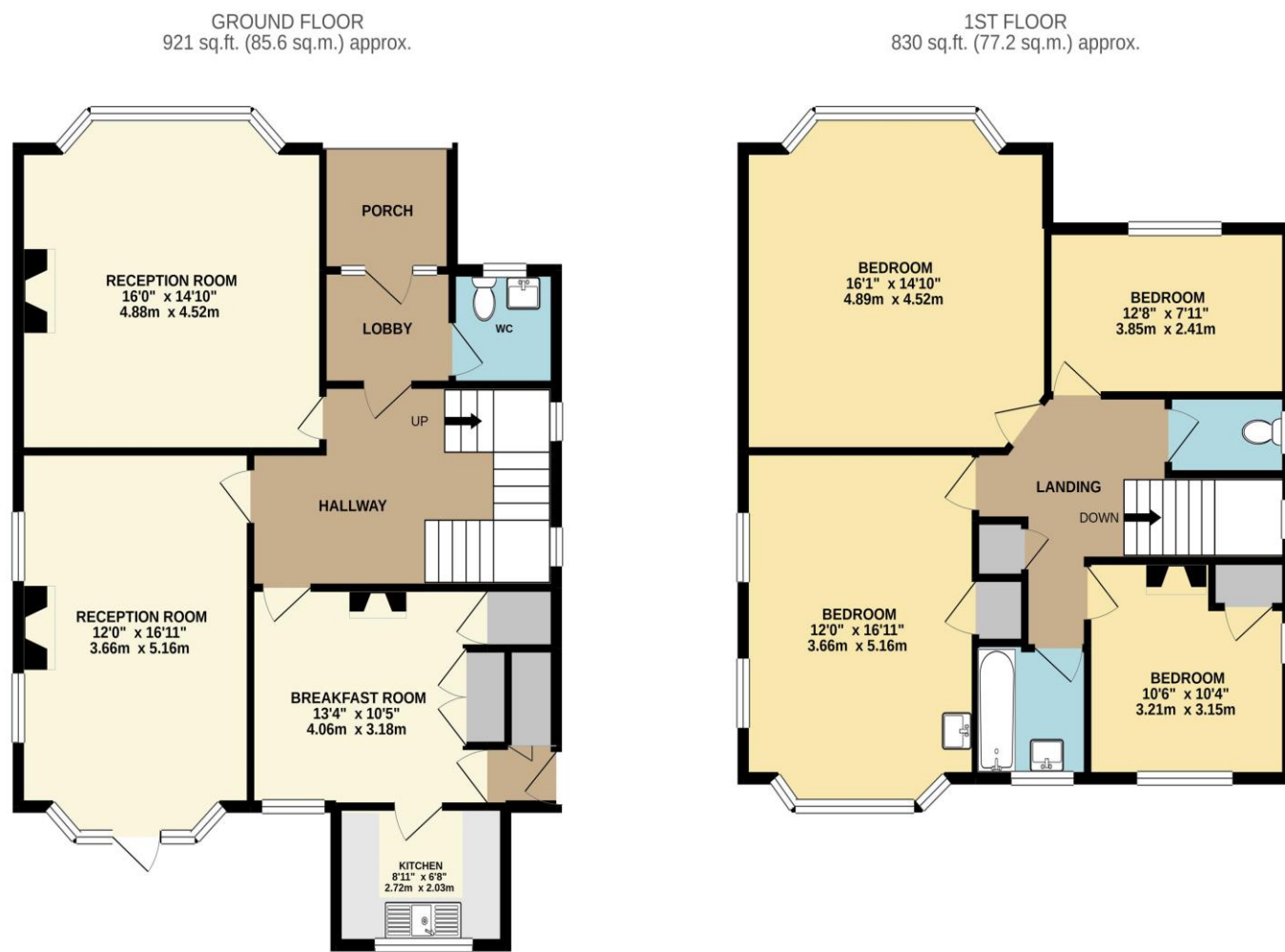
Upstairs, the impressive master bedroom has a large bay window to the front and there are three further good sized bedrooms together with a family bathroom and separate cloakroom. Access to loft space, with potential for conversion (STPP).

Outside, the front garden has mature shrub borders and a driveway for 2 cars. There is a Detached Garage with rear store. The secluded rear garden measures approx 80' in length, there is a main lawn area with mature flower and tree borders.



Council Tax Band: F

EPC Rating: to be confirmed



TOTAL FLOOR AREA: 1752 sq.ft. (162.8 sq.m.) approx.  
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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