



42 Western Road, BH13 6EU
Guide Price £710,000 Freehold





A unique **THREE-BEDROOM SEMI DETACHED COACH HOUSE** situated within the heart of **BRANKSOME PARK**, the property is **WELL PRESENTED THROUGHOUT** and boasts excellent accommodation with **DOUBLE GARAGE AND GARDEN**.

- **THREE DOUBLE BEDROOMS**
- **OPEN PLAN LIVING**
- **PARKING FOR TWO VEHICLES**
- **DETACHED GARAGE/ANNEX**
- **WELL PRESENTED THROUGHOUT**
- **VENDOR SUITED**

Branksome Park

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

Property Comprises

A beautifully presented three double bedroom coach house having been refurbished by its current owners and within walking distance of Branksome Beach and Westbourne. The property has been finished to a high standard throughout creating a unique modern family living style. The accommodation comprises of a spacious entrance hall with original parquet flooring throughout continuing through to the lounge, downstairs WC and an open plan kitchen family room, ideal for entertaining, and bifold doors leading onto the rear garden.

The first floor boasts three double bedrooms and family bathroom. Externally the resin driveway provides ample off road parking and the secluded south facing rear garden is mainly laid to lawn with patio area.





Key Drummond

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BEFORE ANYONE TAKES POSSESSION OF THE PROPERTY PLEASE CONTACT THE AGENTS TO VIEW THE PROPERTY AND TO ENSURE THE ACCURACY OF THE ABOVE FLOOR PLANS. MEASUREMENTS WILL BE TAKEN BY THE AGENTS AND WILL BE TAKEN TO THE CENTRE OF THE ROOMS. THE AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS IN THE FLOOR PLANS. THE AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS IN THE FLOOR PLANS. THE AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS IN THE FLOOR PLANS. THE AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS IN THE FLOOR PLANS. THE AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS IN THE FLOOR PLANS.

TOTAL APPROPX. FLOOR AREA 1437 SQ FT. (133.9 SQM)

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AS TO THIS PROPERTY OR ANYTHING CAN BE DONE THEREIN, THE AGENTS, VENDORS AND APPROVED PURCHASERS HAVE NO LIABILITY WHATSOEVER.

DATE: 15/10/2023

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B

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Energy Efficiency Rating	B
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