



£745,000

38 Verwood Crescent, Hengistbury Head, Bournemouth, BH6 4JE



SAXE COBURG™

Property Experts







#### Property Description

This superb property is presented in immaculate condition throughout and offers modern day living designed for comfort. Accommodation comprises of large entrance hall, good size lounge with double aspect, view to side and double opening doors lead to the double glazed conservatory with practical tiled flooring, views of the garden and useful access door. The Kitchen/dining/day room, tiled floor throughout, Kitchen area having range of work surfaces with storage cupboards and drawers under, integrated fridge, and dishwasher, window over rear, Family Area with large lantern roof light making a bright airy room, Dining Area with bi-fold doors to the rear patio and garden. The is also a door from the family room area to the garage/utility area, housing washing machine, chest freezer and ample storage. Bedroom one, a good size double with window over front aspect, fitted shutters. Bedroom Two, double room, window to side. Bedroom three, large single, fitted wardrobe, window to side with shutters. Bathroom, large shower cubicle with recessed shelf, glazed screen, wash hand basin with vanity unit under, backlit mirror above, part tiled. Separate w.c, wash hand basin, part tiled. Externally the property offers an easy maintenance rear garden and enjoys a sunny aspect. Patio area which leads to a well kept and landscaped garden. Various inset flower and shrub areas. Fully enclosed with contemporary and traditional fencing. Side access with small garden, space for storage sheds, gate to the front garden, again easy maintenance frontage. Tarmac driveway provides off road parking. The loft area is a good size, ideal to convert to extra living space if required (subject to the necessary permissions.)

#### Area

One of Bournemouth's most popular and sought after area's. The coastline stretches east around Hengistbury Head, a claw-shaped peninsula and nature reserve with beach and clifftop walks, a popular visitors centre provides information and history about the area. Outstanding 5\* award winning Sandy blue flag beaches continue past Bournemouth and on to Sandbanks. The well regarded St Katherines Primary School is close to hand and Solent Meads golf course is only a few hundred yards away and is the ideal place to learn, develop or play golf, for all ages and standards. Within an easy walk is Wick Village, a picturesque location with river walks and ferry, if needed, to Christchurch Quay and Christchurch Town Centre with an array of shops, cafes, and restaurants.

The area has excellent travel connections with main line train stations at Pokesdown and Christchurch which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

#### Tenure

Tenure: Freehold

Council Tax E

N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Saxe Coburg

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

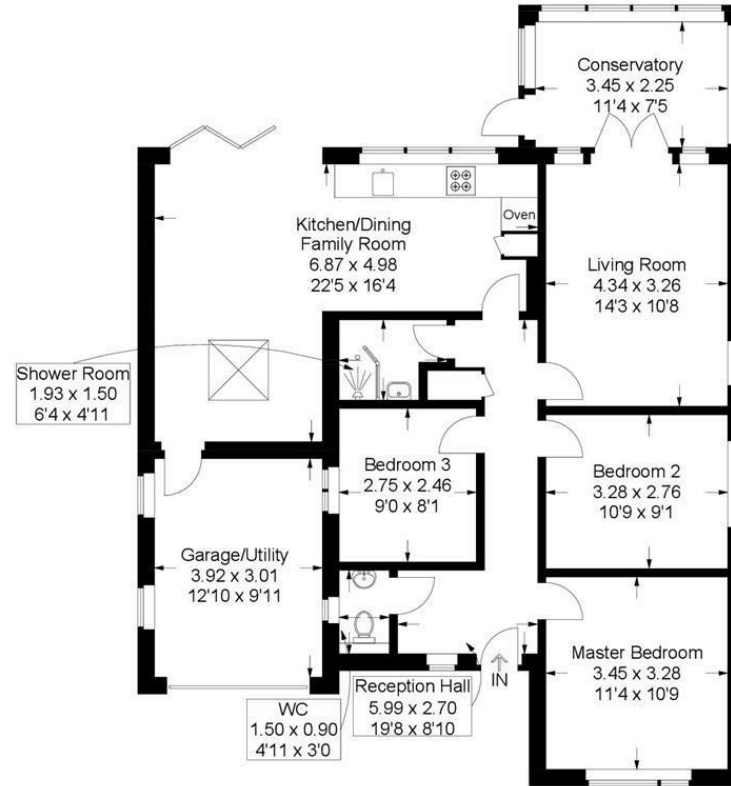


#### FEATURES & SPECIFICATIONS

- Tastefully modernised and extended
- Sought after location
- Immaculate order throughout
- Bi-fold doors from open plan living to rear garden
- Modern oak internal doors and Amtico flooring
- Good size lounge and conservatory
- Gas central heating & double glazing
- Low maintenance , well maintained gardens
- Potential for loft conversion (subject to necessary permissions)

# Verwood Crescent, Bournemouth

Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

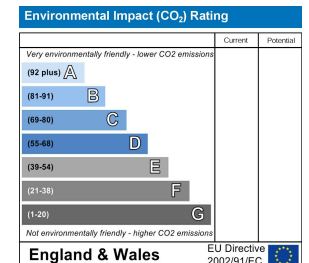
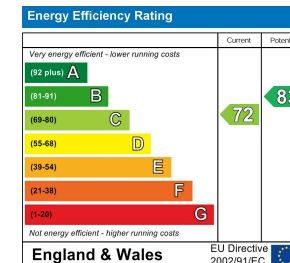


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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