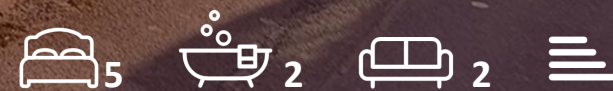


26 Granville Road  
, Bournemouth, BH5 2AQ

Offers in excess of £600,000





## 26 Granville Road , Bournemouth, BH5 2AQ

St Quintin Property Group are delighted to bring to market this beautifully refurbished four/five bedroom detached family home, ideally positioned on a generous corner plot just moments from Southbourne Grove and within easy walking distance of the award-winning Southbourne beach.

This impressive property offers a spacious and versatile layout, with features including:

Four/five bedrooms including a large loft room

Two reception rooms plus stylish kitchen/breakfast room

Utility room and ground floor cloakroom

Modern family bathroom and en suite to master bedroom

Front and rear gardens with patio, garage, driveway parking & EV charging point

UPVC double glazing, gas central heating, cavity wall insulation, and low-maintenance finishes

With stylish interiors, modern updates, and excellent natural light throughout, this home is ideally suited to families looking for space, comfort, and a coastal lifestyle. Viewings are strongly recommended.

### Entrance Porch & Hallway

Welcoming entrance porch leading into a spacious hallway with period-style detailing and access to the main reception rooms.

### Lounge – 12'4 x 13'10 (3.76m x 4.22m)

A bright, front-facing living room with bay window and feature fireplace with flame effect electric fire.

### Dining Room – 14'1 x 11'2 (4.29m x 3.4m)

Generous reception room with rear bay window and French doors opening onto the garden.

### Kitchen/Breakfast Room – 10'1 x 11'4 (3.07m x 3.45m)

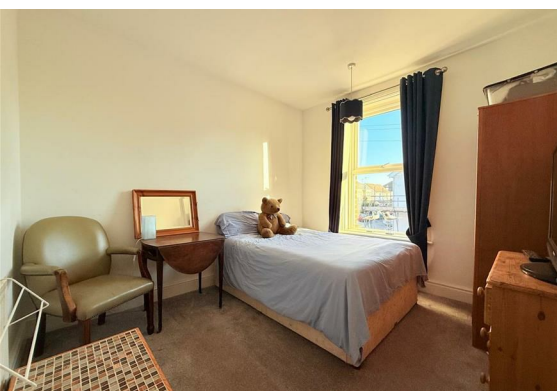
Stylish kitchen fitted with a quality range of units, granite work surfaces, inset sink with mixer tap, and breakfast bar. Integrated appliances include a double oven (one with microwave function), induction hob, and fridge/freezer. Inset ceiling spotlights and side window provide a bright contemporary finish. The wall-mounted boiler is neatly concealed within an eye-level cabinet.

### Utility Area & Cloakroom – 6'11 x 5'11 (2.11m x 1.8m)

Practical utility space with space for an additional fridge/freezer. Separate cloakroom with WC and plumbing for washing







Floor Plan



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

