



17 Leven Close, Talbot Woods, Bournemouth, BH4 9LP



A spacious 4 bedroom detached home set on a generous, elevated plot in a quiet cul-de-sac location offered with no forward chain.

- Four bedrooms
- Two reception rooms
- Modern kitchen
- Generous secluded garden
- 2 garages, and 2 driveways
- Garden summer house
- Elevated views towards Bournemouth
- Air source heat pump
- Solar panels
- Less than 1 mile from Bournemouth centre

**ASKING PRICE:**

£750,000 (Freehold)

**EPC RATING:**

Band - D







The property is set in a quiet cul-de-sac location on the edge of the much sought after area of Talbot Woods, also lying within easy reach of Bournemouth centre (less than a mile away), Bournemouth Gardens and Westbourne. There are a range of recreational facilities nearby including Meryrick Park Golf Club, West Hants Club together with miles of sandy beaches.

Offered to the market for the first time since 1976 this spacious detached house is well presented and maintained throughout, however does now offer tremendous scope and potential to improve. In addition to the bright, neutral décor the house also benefits from air source heating and hot water, PV solar panels and a generous secluded garden.

The accommodation briefly comprises; a reception hall with stairs rising to the first floor. The sitting room has a bay window to the front aspect and fireplace. The dining area has doors to the garden.

The modern kitchen/breakfast room offers a good range of base and eye level units with fitted appliances including an oven, combi microwave, hob, wine chiller, water softener, plus fridge/freezer and dishwasher with matching fascia units. There is a separate utility room with space for white goods.

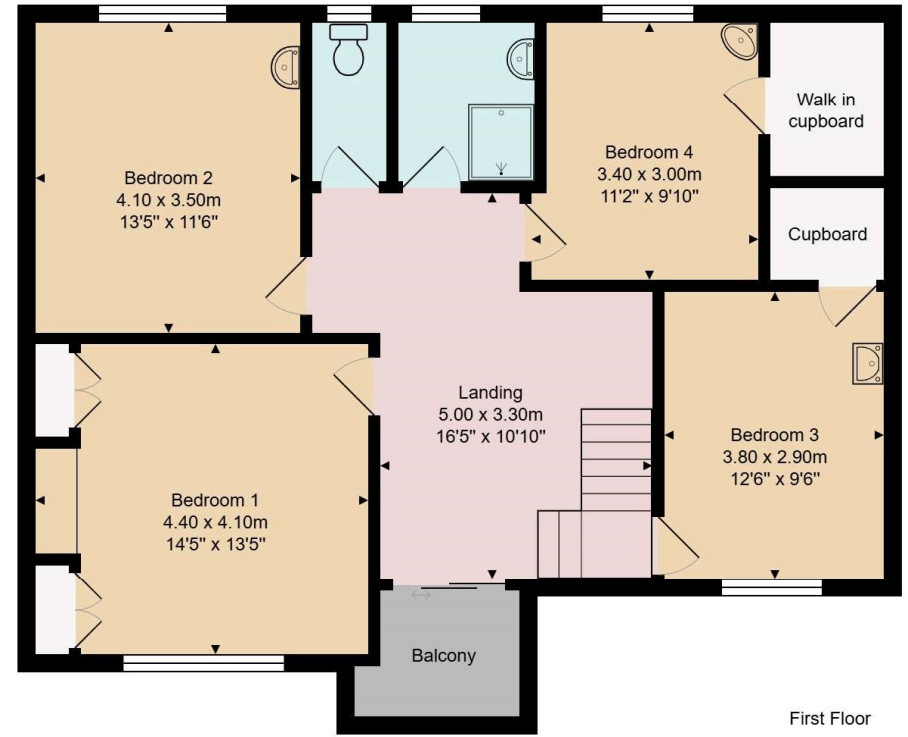
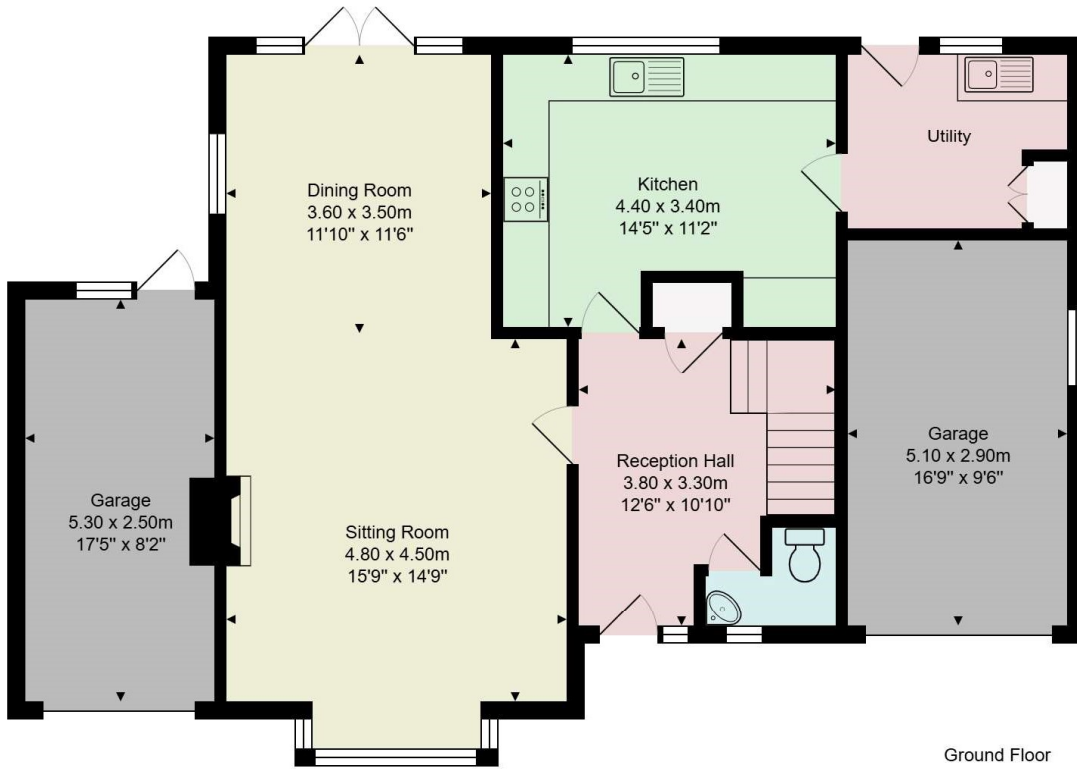
Upstairs on the landing sliding doors lead out to a balcony with far reaching views to Bournemouth. There are 4 double bedrooms. Bedroom 1 has fitted wardrobes whilst bedrooms 3 & 4 have walk-in cupboards. The shower room has a two piece suite and there is a separate wc.

Outside the house is approached by two driveways leading to the two single garages, both with electric doors. The front garden is laid to a tiered lawn with planted borders.

The rear garden is a particular feature with a patio terrace along the rear of the house. Steps lead up to a large lawned area bound by mature tree and shrubs including rhododendrons and azaleas giving a good degree of seclusion. There is a substantial timber summer house with attached shed.

**Council tax band - F**





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us;

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