



45 Forest View Road, Bournemouth, BH9 3BH



A surprisingly spacious 3 bedroom, 2 reception room detached chalet style home situated in a quiet cul-de-sac location

- 3 double bedrooms
- 2 bath/shower rooms
- 2 spacious reception rooms
- Kitchen/breakfast room
- Garden with summer house
- Driveway parking with carport
- Close to sought after schooling
- Quiet no through road
- Versatile accommodation
- New gas boiler, 2023

ASKING PRICE:

£460,000 (Freehold)

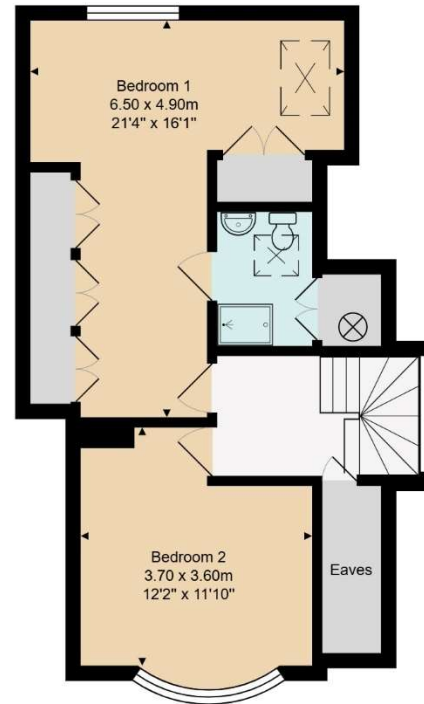
EPC RATING:

Band - D



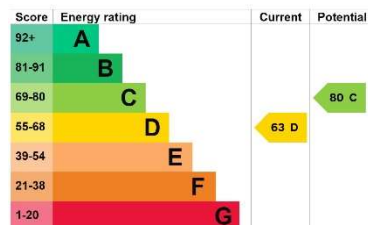


Ground Floor



First Floor

All measurements are approximate and for display purposes only.



LOCATION

The property is situated in a quiet no through road in a popular residential part of Bournemouth. There are a number of well-regarded schools in the local area. Castlepoint shopping centre is approximately 1.5 miles away and Bournemouth town centre and beaches are approximately 3 miles distant

THE PROPERTY

The property is a 1930's detached home, being offered for sale for the first time in 50 years. The spacious, extended accommodation offers great flexibility together with a number of character features. It sits on an elevated plot with some far-reaching views.

The accommodation briefly comprises;

An entrance porch leads to the front, stained glass door and reception hallway where stairs rise to the first floor. The sitting room overlooks the rear garden and there is a feature fireplace with an inset gas fire. Extended circa 2000, the spacious dining/family room also overlooks the rear garden.

The kitchen/breakfast room has a range of fitted base and eye level units with a breakfast bar. Fitted appliances include a fridge/freezer and an electric oven and hob. There is a walk-in pantry.

Furthermore, downstairs is a double bedroom with bay window. The bathroom has a two-piece suite and there is a separate cloakroom with wc.

On the first-floor landing is a large stained-glass window and access to eaves storage. There are two double bedrooms upstairs. Bedroom 1 includes a range of fitted wardrobes, together with an en-suite shower room.

Outside there is driveway parking and a carport. The front garden is laid to mature, planted borders.

The rear garden is mostly paved with various, mature planted borders. At the rear of the garden is a timber house with power.

ADDITIONAL INFORMATION

Council tax – D



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 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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