

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

CHATSWORTH ROAD
BOURNEMOUTH, BH8 8SW



OXO

GUIDE PRICE £450,000

A wonderful, DETACHED CHARACTER family home ideally located to take advantage of the easy access to Charminster High Street, Bournemouth Town Centre, and just a short walk from Queens Park. The property comprises FOUR BEDROOMS, three reception rooms, garage and generous SOUTHERLY FACING REAR GARDEN.

From the open storm porch, you enter the entrance hallway with downstairs cloakroom and solid wood floor which runs nicely through all downstairs living areas.

The lounge has a log burner and beautiful box bay window with almost floor to ceiling windows and doors providing a fantastic view and access out to the southerly facing rear garden.

At the front of the property, the generous living/dining space is a charming room with a bay window and log burner.

An open archway takes you into the kitchen. There is a freestanding dual fuel Range cooker and plumbing for white goods.

A side/rear door gives access to the wood constructed office, there is access out to the rear patio and garden, and the garage/store which in turn leads out to the driveway.

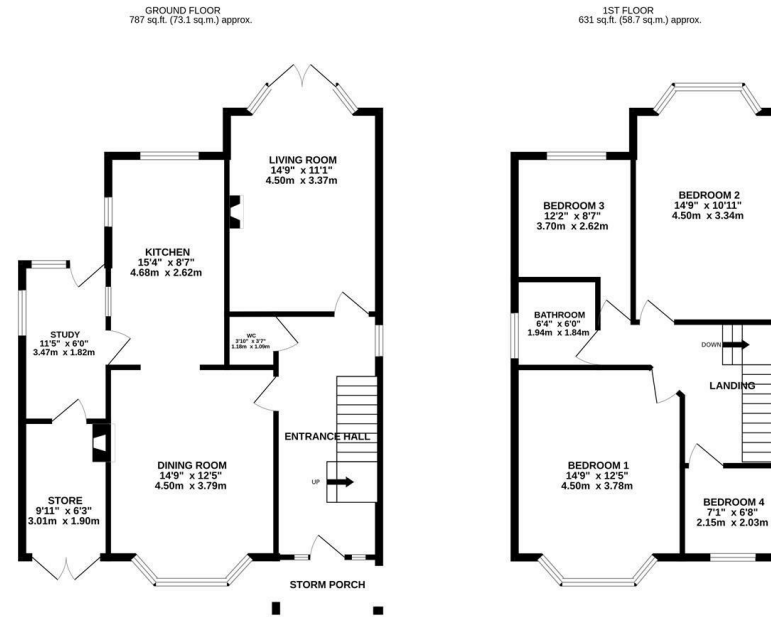
Upstairs, there are two large double bedrooms, one has a bay window and built-in wardrobes. Bedrooms three and four are both good size singles.

Externally at the front, there is off road parking on the gravelled driveway. The rear garden enjoys a southerly aspect. An expanse of decking has a sunken pond, the remainder is mainly laid to lawn.

Energy Performance Rating D
Council Tax Band C



Local expertise with powerful national marketing



TOTAL FLOOR AREA : 1418 sq. ft. (131.8 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Netproxa 12/03

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.