



**Egerton Road, Bournemouth BH8 9AY**



**welcome to**

**Egerton Road, Bournemouth**

Fox and sons are delighted to present this beautifully presented 5 bedroom detached home located in the desirable queens park location. The whole property is tastefully decorated while still retaining original features, it's the perfect blend of character and modern taste. A MUST VIEW!!!





**Ground Floor**



**First Floor**



**Second Floor**

### **Entrance Hallway**

15' 9" Max x 10' 7" ( 4.80m Max x 3.23m )

### **Kitchen**

15' 2" Max x 13' 4" ( 4.62m Max x 4.06m )

### **Lounge**

16' 1" Max x 13' 5" ( 4.90m Max x 4.09m )

### **Dining Room**

15' Max x 12' 4" ( 4.57m Max x 3.76m )

### **Office**

10' 9" Max x 10' 7" ( 3.28m Max x 3.23m )

### **Bedroom 1**

16' Max x 13' 4" ( 4.88m Max x 4.06m )

### **Bedroom 2**

15' 9" Max x 12' 6" ( 4.80m Max x 3.81m )

### **Bedroom 3**

15' 4" Max x 9' 4" ( 4.67m Max x 2.84m )

### **Bedroom 4**

10' 6" Max x 9' 4" ( 3.20m Max x 2.84m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Egerton Road, Bournemouth**

- Substantial family home
- 5 Double bedrooms
- Three reception rooms
- Master with en-suite shower room
- Stunning lounge & diner with feature fireplaces

Tenure: Freehold EPC Rating: D

# £680,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110139](https://fox-and-sons.co.uk/Property/WTN110139)



Property Ref:  
WTN110139 - 0006

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**fox & sons**



**01202 512606**



[Winton@fox-and-sons.co.uk](mailto:Winton@fox-and-sons.co.uk)



367 Wimborne Road, BOURNEMOUTH, Dorset,  
BH9 2AQ



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**