



4

Herbert Road, Bournemouth, BH4 8HD

£1,495,000



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****SWIMMING POOL, CINEMA ROOM AND SOUTH FACING GARDEN**** A beautifully presented DETACHED HOUSE boasting FOUR/FIVE BEDROOMS and SPACIOUS ACCOMMODATION extending to OVER 3100 SQFT. The property is situated just a short distance from ALUM CHINE BEACH as well as WESTBOURNE VILLAGE.

- SPACIOUS ACCOMMODATION
- HEATED SWIMMING POOL
- FIVE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- CLOSE TO ALUM CHINE BEACH AND WESTBOURNE
- AMPLE OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- STUNNING FAMILY HOME OR IDEAL HOLIDAY LET

Local Authority , Tax Band G, Tenure: Freehold



Westbourne

Westbourne Village is nearby and offers a variety of independent shops, restaurants and cafes, as well as the popular well known high street names such as Marks & Spencer. The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect Weymouth to London Waterloo via The South West train service.

Property Comprises

A recently refurbished detached property situated equal walking distance from Alum Chine Beach, Branksome Dene Chine and Westbourne Village.

As you enter the property you are greeted by a large and impressive entrance hall which access the downstairs reception rooms which is comprised of: a study, sitting room, dining room, a snug and leading into the







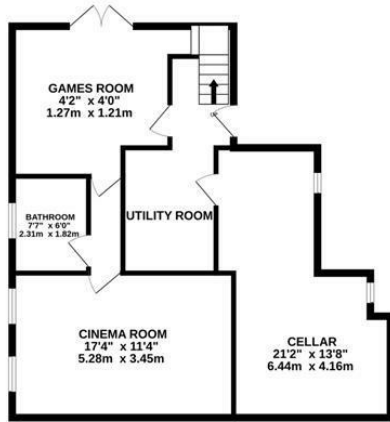
kitchen/breakfast room. The kitchen has ample storage space, stone work tops and benefits from a double doors out to a south facing terrace. The lower ground floor is accessed from the kitchen and is arranged with a cinema room, utility room, huge storage space and a games room leading out to the south facing rear garden.

The first floor hosts the main bedroom with its own dressing room and full bathroom en suite with a balcony. There are two additional bedrooms on this floor both with their own en suite shower rooms. The top floor boasts a bedroom, with its own lounge area, bathroom and a dressing room - perfect for older children.

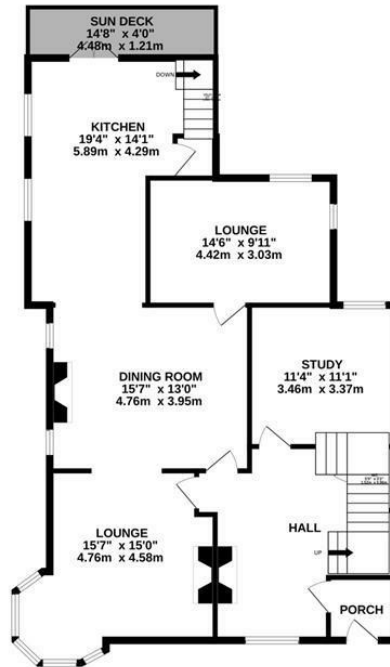


Externally the property has a sunny south facing rear garden with its own heated swimming pool, outside shower/toilet and a large terrace area. To the front of the property is a large driveway with enough space for at least 4 vehicles.

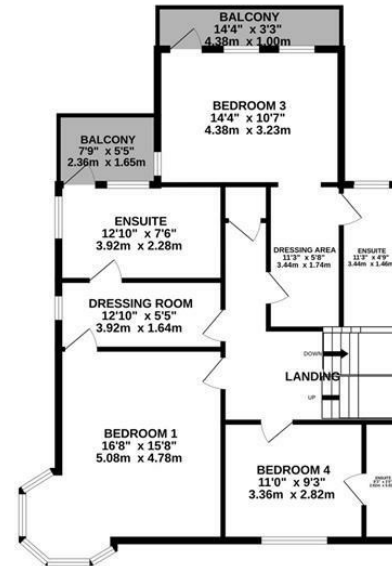
BASEMENT
729 sq.ft. (67.7 sq.m.) approx.



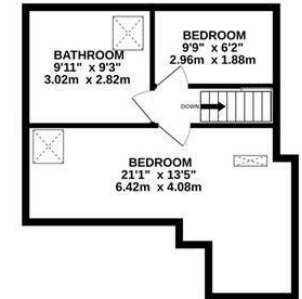
GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.8 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 3121 sq.ft. (290.0 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

