



Q Quinn & Co
ESTATE AND LETTING AGENTS

Chigwell Road, Bournemouth

- Character detached house
- Lounge/diner
- Southerly facing rear garden
- Off road parking

£399,950

EPC Rating 'D'



4 Chigwell Road, Bournemouth, BH8 9HW



Property Description

Character detached house situated in a popular location within a very short walk of local schools to include Queens Park & Bournemouth Grammar. Benefits include, off road parking, garage, southerly facing rear garden, potential to extend to the side (stpp).

The property originally had three double bedrooms, the previous owner converted the third bedroom into a spacious bathroom and the bathroom then became a box room/study.

The accommodation comprises of a very light and spacious lounge/diner with ample space for a family dining table, the kitchen is well equipped with plenty of storage and a fitted double oven and five burner gas hob with cooker hood over. The downstairs WC is located underneath the stairs, both first floor double bedrooms are spacious and have the benefit of full length fitted wardrobes, the box room/study is located to the front aspect, the spacious bathroom has a bath and separate shower cubicle.

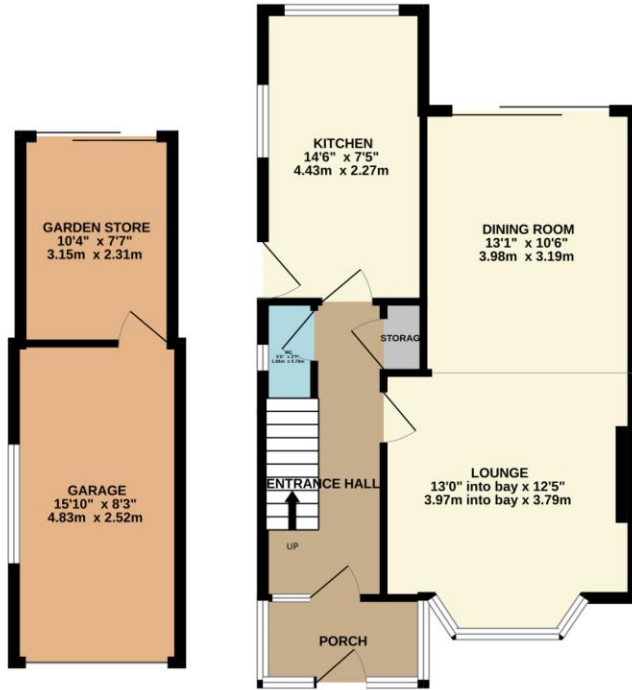


The approach to the property is via a tarmac driveway leading to the detached garage. The front is mainly laid to lawn with mature shrubs and borders with a small wall bordering the front. Access to the rear garden is via a pedestrian gate. The rear garden has a south facing aspect and is mainly laid to lawn with mature shrubs and borders.

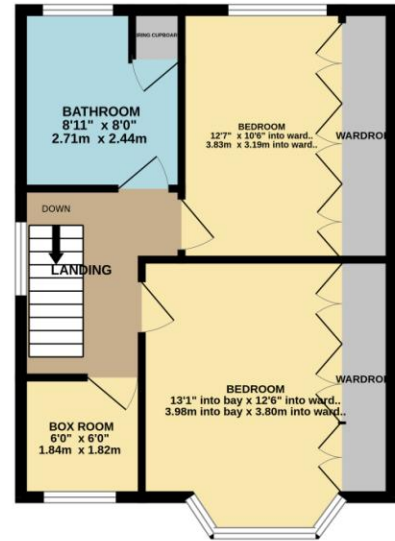




GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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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