

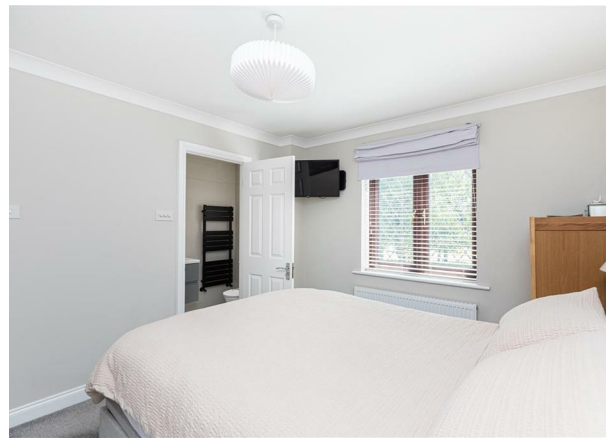


STRATTON OAK ESTATES

3 Tyndale Close, Bournemouth, BH9 3SF
Offers Over £600,000

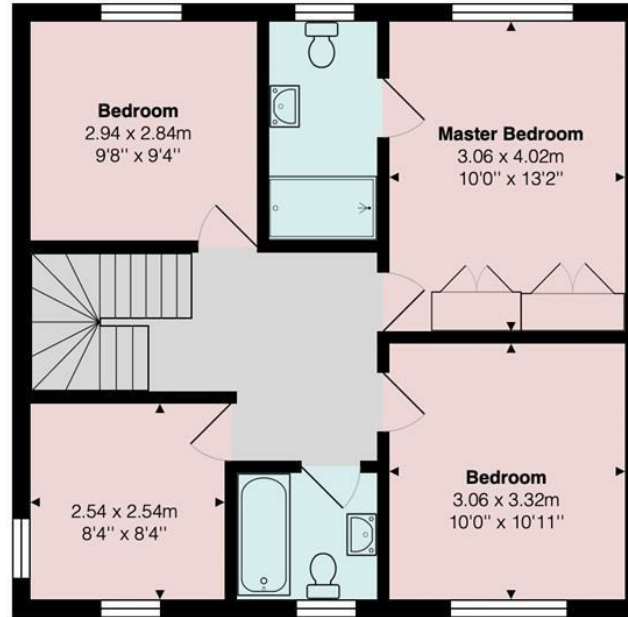
This IMMACULATELY PRESENTED 4 bedroom family home has been recently REFRESHED throughout with new wiring, en-suite shower room and extended to create a STUNNING OPEN PLAN LIVING AREA with bi-fold doors, opening to a low maintenance garden to make the most of the southerly direction. Located in the sought after Tudor Park with views across Muscliff Park, this is a must see property!

- Immaculately presented family home, ideally located in the sought after Tudor Park with beautiful views across the tree lined Muscliff Park.
- Stunning open plan living area with designer kitchen, boasting quartz worktops and NEFF appliances.
- Bi-Fold doors leading out to a South Facing low maintenance garden designed with enjoyment and alfresco dining in mind.
- Additional reception room, perfect for a private Snug, Play or Games room.
- Master Suite with fully fitted wardrobes and ensuite shower room.
- Extensive refurbishment and refreshment throughout including new boiler, electrics, Hive heating, ensuite and an stunning extension creating the 'Hub of the Home'
- Off road parking for two vehicles with plenty of on road visitor parking in this sought after quiet cul-de-sac.
- School catchment for both Epiphany and Muscliff Primary's





STRATTON OAK ESTATES



Total Area: 129.0 m² ... 1389 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-98) A			(92-98) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



STRATTON OAK ESTATES

Floor 1, The Chocolate Box 8 - 10 Christchurch Road, Dorset, Bournemouth, BH1 3NA
info@strattonoakestates.com | T. 01202 237580 | www.strattonoakestates.com