



STRATTON OAK ESTATES

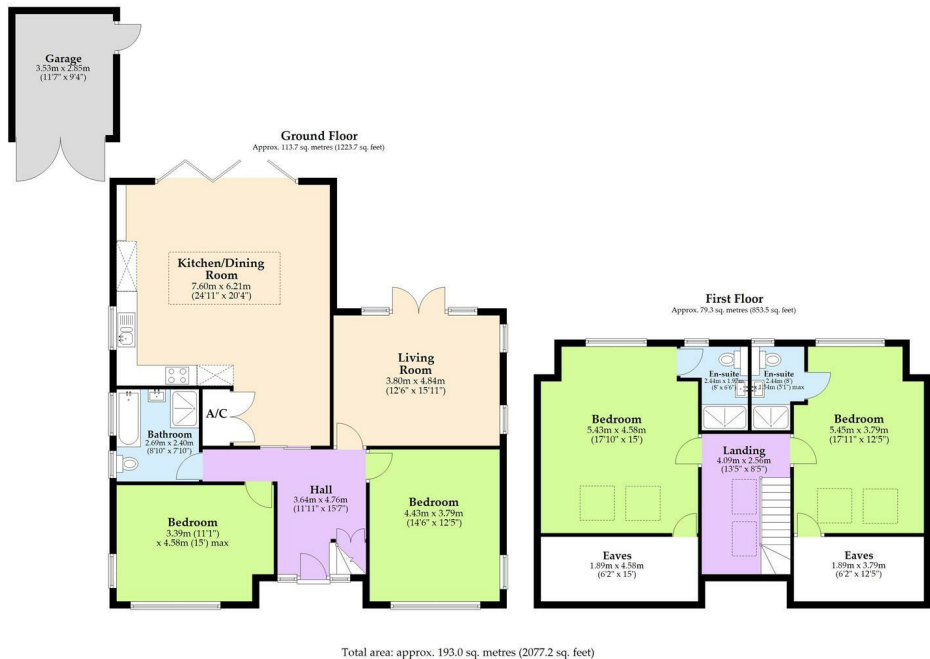


4 3 2 C

11 Malcomb Close, Bournemouth, BH6 4DU

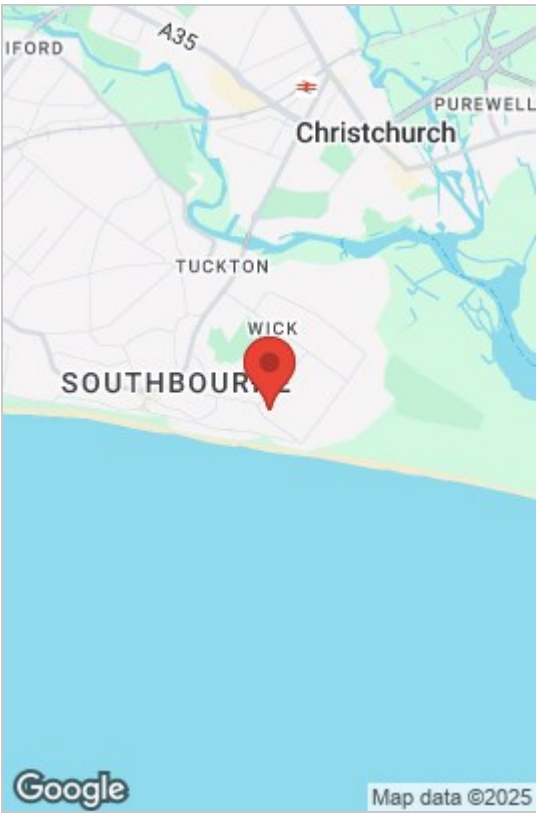
Guide Price £1,000,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



- Located in prestigious Malcomb Close, moments from the cliff top and Award Winning Southbourne beach.
- Impressive open-plan kitchen/dining/family space with a feature island & Bi-Folds for seamless garden access.
- Four spacious double bedrooms, including two ensuite first floor suites with sea glimpses.
- Paved driveway leading to the detached garage.
- Fully refurbished and extended Chalet Bungalow with a stylish, contemporary finish throughout.
- Separate living room with double doors to the garden and additional patio area.
- Landscaped sunny and secluded rear garden with zoned areas ideal for entertaining and alfresco dining.
- Close to Southbourne Grove, Christchurch, local schools and scenic coastal walks.

Located in the Prestigious Malcomb Close, this EXCEPTIONAL Four bedroom Chalet Bungalow has been tastefully extended and FULLY REFURBISHED to an exceptional standard setting the tone for the road. Boasting stylish interiors, SEA GLIMPSES and an enviable coastal location, this stunning home offers over 2,000 sq. ft. of accommodation moments from the cliff top and Award Winning beach.



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 plus) A			(92 plus) 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.