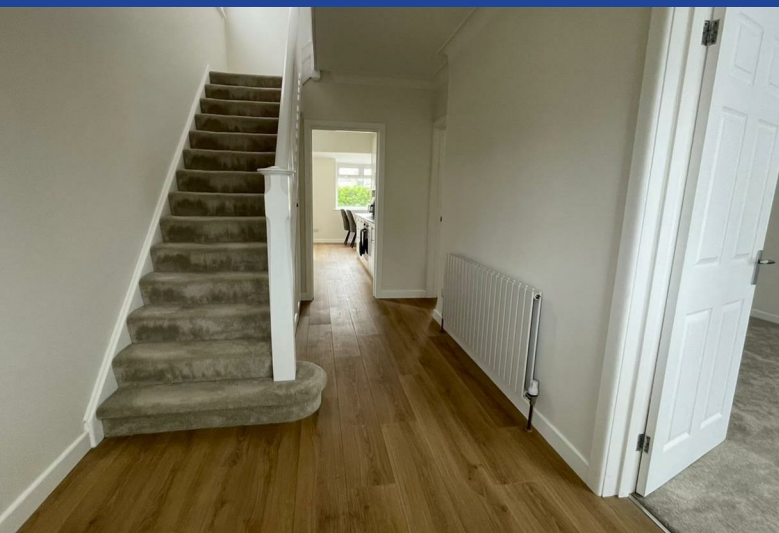




4 Arden Road

Moordown, Bournemouth, BH9 2UF

Price Guide £500,000



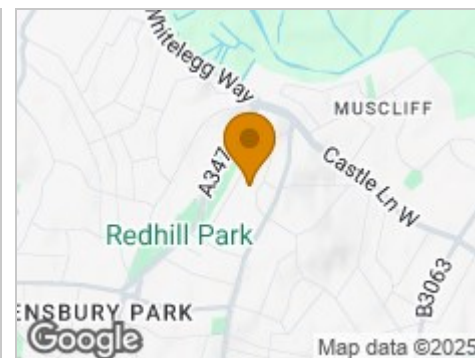
Road Map



Hybrid Map



Terrain Map



Floor Plan



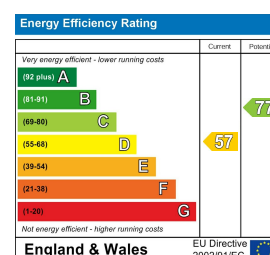
- EXTENDED 3 or 4 BEDROOM FAMILY HOME
- EXTENSIVELY WELL MODERNISED
- NO FORWARD CHAIN
- BRIGHT & SPACIOUS RECEPTION HALL
- ENVIABLE, RECENTLY INSTALLED FULLY INTEGRATED KITCHEN
- 2 or 3 RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- LARGE SECULDED SOUTH WESTERLY FACING GARDEN
- FAMILY BATHROOM
- GARAGE/ HOME OFFICE/ STORE ROOM

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**** MUST BE VIEWED ** A deceptively spacious and extensively well refurbished 3 or 4 bedroom detached family home with LARGE SOUTH WESTERLY FACING GARDEN within this highly sought after residential location**



The accommodation with approximate room sizes comprises of a feature canopied ENTRANCE PORCH with panelled wooden door and matching glazed side screens to the

RECEPTION HALL

with coved ceiling and pendant light. Modern radiator with thermostatic valve and light oak effect flooring. Doors to

DOWNSTAIRS WC

with fully tiled walls, frosted glazed window to the side elevation and convection radiator with thermostatic valve. A modern suite comprising of a close couple WC with dual central flush and corner hung wash hand basin with chrome taps. Wall mirror

LIVING ROOM

with coved ceiling and central pendant light. Modern vertical radiator with thermostatic valve and archway through to

DINING / FAMILY AREA

with two modern ceiling fittings and radiator with thermostatic valve. uPVC double glazed window overlooking the rear patio and garden with adjacent sliding fully glazed uPVC doors. Continuous flooring from the hallway, kitchen and dining/ family area.

KITCHEN AREA

having recently installed high gloss finished wall and base level cabinets with high quality slim working surfaces and matching splashbacks incorporating a single drainer stainless steel sink with mixer tap over. Four ring AEG induction hob with integrated extractor hood and fitted under counter oven. Integrated full

height fridge freezer, dishwasher, washing machine, tumble dryer and useful pull-out bin storage cupboard. Further uPVC double glazed window to the side elevation and glazed uPVC trades door. Further units incorporating a full height larder style cupboard and further worktop area with adjacent matching cupboard housing the Glowworm gas central heating boiler.

LOUNGE/ BEDROOM 4

with coved ceiling and central pendant light, modern radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

A staircase from the reception hall leads to the bright and spacious FIRST FLOOR LANDING with coved ceiling and light. Large uPVC picture window to the side elevation. Doors to

BEDROOM ONE

having a coved ceiling with central pendant light, convection radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

BEDROOM TWO

having a coved ceiling with central pendant light, convection radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

having a coved ceiling and pendant light. Radiator with thermostatic valve and uPVC double glazed bay window to the front elevation.

BATHROOM

with modern light fitting, fully tiled walls and tiled floor. Frosted glazed uPVC window to the rear

elevation. Full height AIRING CUPBOARD housing the factory lagged hot water cylinder with useful shelving over providing airing space. Chrome heated towel rail. A modern suite comprising of a panel enclosed bath with chrome mixer taps and wall mounted electric shower over. Close couple WC with dual central flush and pedestal wash hand basin with chrome monoblock tap. Wall mirror.

OUTSIDE

The property is enclosed behind a low level brick wall. The front garden is predominately laid to lawn with hardstanding OFF ROAD PARKING, EV charging point and a driveway which continues alongside the left of the property through a pair of timber gates to the rear. The rear garden is a particular feature of the property with a useful GARAGE / STORE/ HOME OFFICE with a pitched roof and windows to the front and side elevation together with further storage shed beyond. The garden itself is level with a large secluded patio immediately abutting the rear of the property whilst the reminder of the property is fully enclosed by a mixture of panel fencing and walls and is predominately laid to lawn with established shrubs to the rear.



