



- Detached Family Home
- Generous Accommodation
- Four First Floor Bedrooms
- Scope to Improve

Kingswell Road, Bournemouth, BH10 5DG

Offers In Excess Of £295,000

House & Son Guide Price: £295,000 – £350,000 (Informal Tender) *Deadline: 24 Oct 2025 at 12:00 noon. (The Guide Price can be exceeded)
*Detached Family House, Generous Accommodation, *Four First Floor Bedrooms, *Scope to Improve, *Enveloping Gardens, *Detached Garage,
*Close to Local Amenities, *No Forward Chain!



Property Description

HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation

Leading Independent Property Professionals Since 1939.

129 Kingswell Road, Bournemouth, BH10 5DG Guide Price: £295,000 – £350,000 (Informal Tender) | Deadline: 24 Oct 2025 at 12:00 noon. (The Guide Price can be exceeded)

We are delighted to offer for sale 129 Kingswell Road, a spacious four-bedroom detached home with enveloping gardens, driveway and detached garage, situated on the corner of Kingswell Road and Glenville Road, in the ever-popular Ensbury Park area of Bournemouth. This extended family property presents an excellent opportunity for buyers seeking generous accommodation and the chance to personalise a home to their own requirements.

Positioned in a quiet residential location within walking distance of highly regarded schools including Kingsleigh Primary and The Bourne Academy, the property also offers convenient access to Redhill Park, local shops, and frequent bus routes into Bournemouth town centre, Poole and surrounding areas. Internally, the house benefits from three toilets, a spacious reception/dining room, four bedrooms, gas central heating via a modern combi boiler, and full double glazing. Outside, the generous wraparound gardens provide both privacy and potential for further extension (subject to planning).

Key Features

Four-Bedroom Detached House: Extended family home with generous living space.

Reception/Dining Room: Large open-plan living/dining area (approx. 20'9" × 12'6" / 6.32m × 3.81m).



Kitchen & Cloakroom: Fitted kitchen (approx. 12'0" × 8'4" / 3.66m × 2.54m) and ground-floor WC/cloakroom.

Bedrooms: Four bedrooms on first floor (sizes below), served by a family bathroom (with WC) and a separate WC – 3 toilets in total.

Double Glazing & Gas Heating: UPVC double-glazed windows and a modern gas-fired combination boiler.

Gardens & Parking: Enveloping mostly lawned gardens (rear and side), private drive way for multiple cars and a detached garage.

Tenure: Freehold – offered with vacant possession and no onward chain.

Potential: The property is well-maintained but offers scope for improvement and modernisation, making it an ideal project for a family seeking extra value.

Specifications

Windows: UPVC double-glazed throughout.

Heating: Gas-fired combi boiler supplying central heating and hot water.

Exterior: Rendered elevations with tiled roof; enclosed gardens laid to lawn and patio.

Garage & Parking: Brick-built detached garage (with power/light) plus a tarmac drive way.

Condition: Solid and habitable, but ripe for updating (e.g. kitchen/bathroom refits, decoration) to maximise potential.



Possession: Vacant possession on completion; no chain, facilitating a smooth purchase.

Local Area & Amenities

Education: Excellent catchment – Kingsleigh Primary School (~260 yards away) and The Bourne Academy (~300 yards) are the nearest schools.

Recreation: Nearby Redhill Park offers a well-equipped play area, seasonal paddling pool, skate zone, and green open space. The Kings Park Leisure & Learning Centre provides a modern sports hall, indoor soft-play and community facilities.

Transport: Well connected by bus (routes on Glenville Road and Wimborne Road) to Bournemouth, Poole and Wimborne. Bournemouth and Branksome railway stations are within approx. 3 miles. Easy access to the A347 and A338.

Shopping & Services: Local shops nearby, with larger supermarkets and retail outlets at Castlepoint. Talbot Medical Centre (~820 yards) and Alderney Hospital (~1.7 miles) are close by.

The guide price of £295,000–£325,000 reflects the property's current condition, size, and potential for enhancement.

Sales Process – Informal Tender

This property is offered for sale by Informal Tender. Buyers should submit sealed offers to the selling agent by *Deadline: 24 Oct 2025 at 12:00 noon The seller will consider all offers submitted by the deadline and may accept the most suitable offer, not necessarily the highest. Please contact House & Son for tender instructions and further guidance.

Agents' Note: All measurements are approximate. Fixtures, fittings and appliances have not been tested. References to

school catchments and amenities are for guidance only and should be independently verified.

ENTRANCE HALLWAY

6' 4" x 2' 11" (1.93m x 0.89m)

GROUND FLOOR WC

3' 6" x 2' 7" (1.07m x 0.79m)

LIVING ROOM

17' 11" x 10' 11" (5.46m x 3.33m)

DINING ROOM

17' 9" x 13' 5" (5.41m x 4.09m)

KITCHEN

10' 1" x 6' 5" (3.07m x 1.96m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 8 into bay" x 11' 6" (4.17m x 3.51m)

BEDROOM TWO

10' 0" x 9' 8 into wardrobe" (3.05m x 2.95m)

BEDROOM THREE

10' 6" x 9' 0 into wardrobe" (3.2m x 2.74m)

BEDROOM FOUR

8' 10" x 6' 5" (2.69m x 1.96m)

BATHROOM

11' 2" x 3' 11" (3.4m x 1.19m)

SEPARATE WC

6' 5" x 4' 9" (1.96m x 1.45m)

ENVELOPING GARDENS

DETACHED GARAGE

20' 0" x 11' 0" (6.1m x 3.35m)
(An approximate external measurement)

AGENT'S NOTE

The guide price can be exceeded. The seller's decision is final. The property details are guide only.

DISCLAIMER

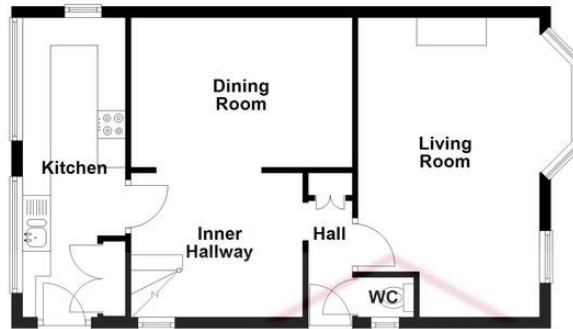
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

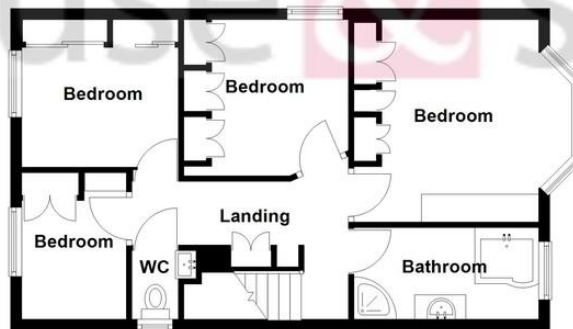
House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Ground Floor



First Floor



Total area: approx. 99.7 sq. metres (1072.7 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

English | [Cymraeg](#)

Energy performance certificate (EPC)

122 Kingswell Road BOURNEMOUTH BH10 5DG	Energy rating	Valid until:	1 May 2035
	D	Certificate number:	0623-3649-3205-7455-9200

Property type	Detached house
Total floor area	100 square metres

348 Wimborne Road, Bournemouth,
Dorset, BH9 2HH

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements