



- Three-bedroom detached house offering approx. 98 sq m of accommodation
- Quiet residential road just a short walk from Winton High Street
- Bright lounge with bay window and spacious kitchen/breakfast room

Green Road, Bournemouth, BH9 1DU

£375,000

HOUSE & SON* CHARMING DETACHED HOUSE with THREE BEDROOMS, spacious KITCHEN/BREAKFAST ROOM, SOUTH-FACING GARDEN, and FLEXIBLE LA YOUT. Benefits include DOUBLE GLAZING, LARGE LOFT, RECENTLY UPGRADED HEATING, NO FORWARD CHAIN, and VACANT POSSESSION. Close to WINTON HIGH STREET.



Property Description

HOUSE & SON

We are pleased to present this charming three-bedroom detached house, offering approximately 98 square metres of well-proportioned accommodation. Set on a quiet residential road just a short walk from Winton High Street, this home blends character with excellent potential.

Inside, the bright lounge features a large bay window overlooking the front garden and road. The dining room, which could also serve as an additional bedroom, enjoys views over the south-facing rear garden. The kitchen/breakfast room is fitted with ample units and workspace, with plenty of room for a table and chairs and direct access to the garden. Included white goods, if desired.

The ground floor also has a practical shower room with a walk-in shower, WC, and basin. Upstairs, the master bedroom benefits from a bay window and front aspect, while the second bedroom overlooks the garden. The third bedroom is a good-sized room, suitable as a small double or home office. A family bathroom completes the first floor.

Outside, the south-facing rear garden offers a lawn, patio area directly off the house, and mature planting, creating a private, peaceful space. There is potential to add off-road parking at the front, subject to planning permission.

Additional benefits include double glazing throughout, a recently upgraded heating system, and a large loft. Offered with no forward chain and vacant possession, this property is ideal for first-time buyers or those looking to upsize near local amenities and schools.





Accommodation

Ground Floor

Lounge – A bright and welcoming front-facing reception room with bay window.

Dining Room/ Bedroom Four – A flexible second reception or ground-floor bedroom with outlook over the rear garden.

Kitchen/Breakfast Room – Fitted with a range of units and work surfaces, with direct access to the rear garden. The room offers ample space for a table and chairs, with included white goods.

Entrance Hall – Spacious hallway with useful under-stairs storage.

Shower Room – Fitted with WC, hand basin, and walk-in shower cubicle.

First Floor

Bedroom One – A spacious double bedroom with bay window and front aspect, enjoying an outlook over the road.

Bedroom Two – A generous double room with rear aspect, offering a peaceful view over the garden.

Bedroom Three – A surprisingly good-sized room, arguably a small double, ideal for guests, a nursery or study.

Upstairs Hallway – Providing access to all bedrooms and the family bathroom.

Family Bathroom – Fitted with bath, WC, and basin.

Outside

The south-facing rear garden enjoys excellent natural light and offers a patio area directly abutting the rear of the house, perfect for seating or dining. The garden is mainly laid to lawn and features a variety of mature planting, creating a pleasant, established outdoor space. A garden shed is also included. The front garden may offer scope for off-road parking, subject to the usual permissions.

Location Highlights

Green Road is a quiet and desirable residential area, within easy walking distance of:

Winton High Street – shops, cafés, Lidl, Waitrose, and independent retailers

Local parks and leisure facilities

Well-regarded schools including Bournemouth School for Boys, St Walburga's, and Winton Academy

Bus routes to Bournemouth town centre, railway station, and university campuses

INNER HALLWAY

DOWNSTAIRS HALLWAY
6' 4" x 22' 4" (1.93m x 6.81m)

LOUNGE
12' 00" x 14' 00" (3.66m x 4.27m)

DINING ROOM/ BEDROOM FOUR
11' 11" x 12' 00" (3.63m x 3.66m)

DOWNSTAIRS SHOWER ROOM

KITCHEN/BREAKFAST ROOM
10' 00" x 14' 09" (3.05m x 4.5m)

UPSTAIRS LANDING
6' 03" x 9' 07" (1.91m x 2.92m)

BEDROOM ONE
11' 03" x 14' 02" (3.43m x 4.32m)

BEDROOM TWO
11' 11" x 12' 00" (3.63m x 3.66m)

BEDROOM THREE
7' 03" x 9' 04" (2.21m x 2.84m)

UPSTAIRS BATHROOM



English | [Cymraeg](#)

Energy performance certificate (EPC)

19, Green Road BOURNEMOUTH BH9 1DU	Energy rating	Valid until:	23 January 2030
	D	Certificate number:	0769-2874-6796-2220-1565

348 Wimborne Road, Bournemouth,
Dorset, BH9 2HH

www.houseandson.net
01202 244844
winton@houseandson.net

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