





HOUSE & SON

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Located in the heart of Moordown, this well-cared-for three-bedroom home has a warm, settled feel and offers a generous amount of space throughout. It has clearly been looked after over the years, yet still gives a new owner the opportunity to update and shape it to their own taste in time.

At the front and rear are two separate reception rooms, both featuring bay windows that draw in plenty of natural light and add character to each space. The extended kitchen and breakfast room, measuring approximately fifteen feet by eleven feet, provides a practical and sociable hub for day-to-day living. From here, the heated conservatory offers a comfortable spot to enjoy views of the garden all year round.

Upstairs, the property continues to impress with three good sized bedrooms and the useful addition of two separate water closets. Some original features remain in place, and while certain areas would benefit from general updating, the house is in very good overall order. It is fully double-glazed and offered freehold.



What makes this location particularly appealing is the strong community feel Moordown is known for. Moordown High Street is only a short walk away and offers a friendly mix of independent cafés, bakeries, barbers, and everyday essentials. There is a wider variety of shops and supermarkets close by in the Winton area, which is just a stroll further along the road.

Outdoor space is well catered for too. Redhill Park and Redhill Common are both nearby, offering open green areas, woodland walks, sports facilities, and a popular children's play area. These are ideal spots for dog walking, family outings, or simply enjoying the sunshine.

Families are drawn to BH9 for its strong schooling options, including Glenmoor and Winton Academies, Winton Primary, and Moordown St John's. Regular bus routes along Wimborne Road make commuting into Bournemouth Town Centre, Bournemouth University, and Castlepoint straightforward, with major road connections also within easy reach. And, of course, the coastline is never far away, with beaches from Alum Chine to Southbourne offering easy weekend escapes.

ENTRANCE PORCH

6' 0" x 2' 3" (1.83m x 0.69m)

UPVC double-glazed porch with brick dwarf walls, space for storage and access into reception hall.

RECEPTION HALL

14' 8" x 6' 5" (4.47m x 1.96m)

A spacious reception hallway with an under-stair storage cupboard and a window to the side. Access to all principal rooms.

LOUNGE

13' 4 into bay" x 11' 0" (4.06m x 3.35m)

Bay window to the front, radiator underneath, original picture rail and a curved ceiling.

DINING ROOM

13' 9" x 10' 10" (4.19m x 3.3m)

The dining room has a bay with a UPVC glazed door to the rear, a radiator, a curved ceiling and an original picture rail.



GROUND FLOOR WC

A low-level toilet.

KITCHEN/BREAKFAST

15' 3" x 11' 10" (4.65m x 3.61m)

The kitchen breakfast room features a fitted kitchen with a range of base and wall-mounted units providing ample storage, double oven, skylight, tiled flooring and access into the conservatory and garage.







CONSERVATORY

14' 10" x 9' 0" (4.52m x 2.74m)

UPVC glazed conservatory with brick dwarf walls, power, lighting, a tiled floor and radiator.

FIRST FLOOR LANDING

Split-level stairs to the first-floor landing with a feature window to the side. Loft access.

BEDROOM ONE

13' 4 into bay" x 11' 11" (4.06m x 3.63m)

A UPVC double-glazed bay window to the front, curved ceiling, original picture rail and a radiator.

BEDROOM TWO

13' 9 into bay" x 10' 10" (4.19m x 3.3m)

Bedroom two has a UPVC window to the rear with the radiator underneath, a curved ceiling and an original picture rail.

BEDROOM THREE

8' 11" x 7' 6 into wardrobe" (2.72m x 2.29m)

Bedroom three has a UPVC double-glazed window to the rear with the radiator underneath, a range of fitted wardrobes and an original picture rail.

BATHROOM

6' 3" x 5' 9" (1.91m x 1.75m)

The bathroom consists of a white two-piece suite with a corner bath and wash hand basin with vanity unit underneath. Obscure UPVC double glazed window to the front.

SEPARATE WC

A low-level toilet.

OUTSIDE FRONT

Brick boundary wall to the front with mature plants. Driveway to the side leading to the garage and a path to the front door.

REAR GARDEN

The garden is laid to a patio with a raised bed surround featuring a variety of mature planting.

GARAGE

Garage access via courtesy door to the rear and an up-and-over door to the front.

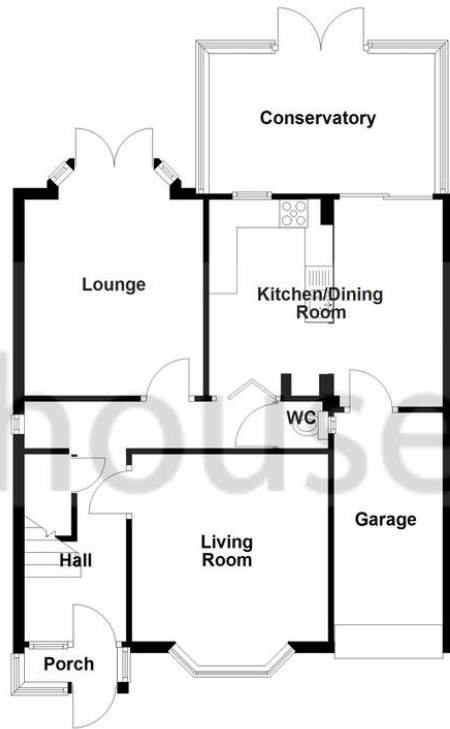
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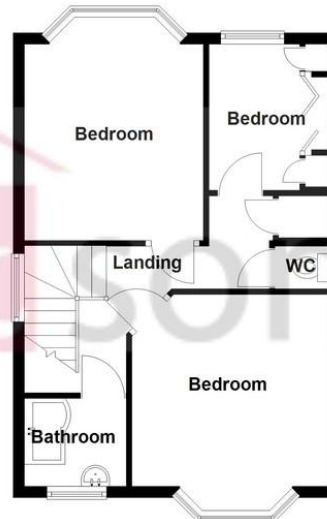
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Ground Floor



First Floor



Total area: approx. 116.6 sq. metres (1254.8 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)
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Energy performance certificate (EPC)

2 Redhill Crescent BOURNEMOUTH BH9 2XF	Energy rating	Valid until:	16 November 2035
	D	Certificate number:	9350-2173-8590-2695-4655

Property type

Detached house

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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 and 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.