





HOUSE & SON

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

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This attractive 1930s detached family home has been lovingly maintained over the years and offers a wonderful opportunity for its next owners to update and personalise to their own taste. The well-proportioned accommodation comprises four bedrooms, including three generous doubles and a single bedroom, with the principal bedroom benefiting from an en suite shower room. On the ground floor, an entrance porch leads into a spacious entrance hall, which offers potential to create a convenient cloakroom/WC (subject to any necessary consents). There are two separate reception rooms, providing versatile living and entertaining space, together with a fitted kitchen/breakfast room. Additional features include gas central heating, uPVC double glazing, a driveway providing off-road parking, and an attached garage. Outside, the property enjoys a generous, mature rear garden with a variety of established plants and trees, backing directly onto recreational open fields to create a delightful and peaceful setting. Offering character, generous living space and excellent scope for further improvement, this is a superb family home with tremendous potential. The property is situated in a tree lined road in a popular suburb of Bournemouth, with minutes to Queens Park Golf course, easy access to local shops at Charminster with Castlepoint shopping centre, JP Morgan and Bournemouth Hospital all within easy reach. The property is offered with no forward chain.



ENTRANCE PORCH

6' 9" x 2' 9" (2.06m x 0.84m)

RECEPTION HALL

15' 8" x 9' 1" (4.78m x 2.77m)

LOUNGE

14' 5" x 13' 10 into bay" (4.39m x 4.22m)

DINING ROOM

14' 6" x 13' 2" (4.42m x 4.01m)

KITCHEN/BREAKFAST ROOM

19' 4" x 14' 10 into door recess" (5.89m x 4.52m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

14' 6 into recess" x 13' 0" (4.42m x 3.96m)

EN-SUITE

BEDROOM TWO

15' 3 into bay" x 13' 2" (4.65m x 4.01m)

BEDROOM THREE

11' 0 into bay" x 10' 9" (3.35m x 3.28m)

BEDROOM FOUR

9' 7" x 9' 5" (2.92m x 2.87m)

BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

GARAGE

28' 8" x 8' 7 max" (8.74m x 2.62m)



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



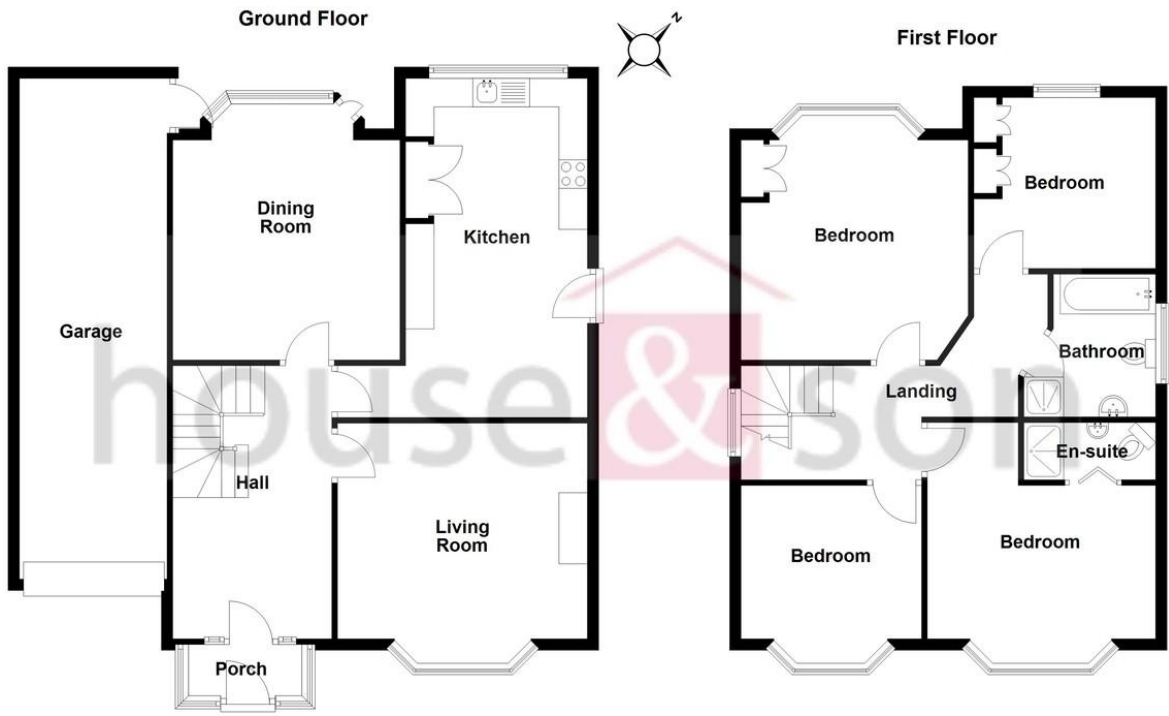




lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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





Total area: approx. 161.9 sq. metres (1742.8 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) Plan produced using PlanUp.



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Energy performance certificate (EPC)

27 Brackendale Road BOURNEMOUTH BH8 9HY	Energy rating	Valid until:	15 June 2036
	D	Certificate number:	9760-3063-0206-0666-5204

Property type

Detached house