





HOUSE & SON

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A beautifully maintained detached family home offering flexible accommodation, a wonderful south-facing garden and ample off-road parking, ideally positioned close to Bournemouth University, local amenities and excellent transport links.

Lovingly cared for by the current owners for many years, this charming home has been thoughtfully maintained and well appointed throughout, creating a warm and welcoming environment ready for its next chapter. Benefiting from full double glazing, gas fired central heating and a roof replacement within recent years, purchasers can enjoy both comfort and peace of mind.

The accommodation is both practical and versatile. A spacious entrance hallway provides an inviting first impression and leads to a useful cloakroom positioned beneath the staircase. To the front of the property, an additional reception room offers excellent flexibility and could suit a variety of needs, including a home office, playroom or occasional fourth bedroom for those seeking ground floor accommodation.

The principal living room flows naturally into the dining room, creating an excellent arrangement for modern family life and entertaining alike. The fitted kitchen is well planned with ample storage and preparation space, serving as the heart of this much-loved home.

The first floor offers three well-proportioned bedrooms, including a generous principal room with fitted wardrobes,



together with a family bathroom.

Without doubt, one of the property's finest features is the delightful south-facing rear garden. Clearly cherished and beautifully tended over the years, it provides an attractive and private setting with plenty of space for children to play, keen gardeners to enjoy, and family and friends to gather throughout the warmer months. A detached utility room and further outbuildings add valuable practicality and flexibility, whether for storage, hobbies or home working.

To the front, a generous driveway provides ample off-road parking for several vehicles.

The property occupies a convenient position within easy reach of Bournemouth University's Talbot Campus, making it an excellent choice for families and professionals alike. Wallisdown offers a comprehensive range of local shops, cafés and everyday amenities, while regular bus services provide straightforward access to both Bournemouth and Poole town centres. The open spaces of Talbot Heath Nature Reserve and Bourne Valley Nature Reserve are nearby, offering beautiful walking routes and opportunities to enjoy the outdoors.

The home also falls within the catchment area for well-regarded local schools, including Talbot Primary School and St Mark's Church of England Primary School.



ENTRANCE HALL

WC

4' 5" x 2' 3" (1.35m x 0.69m)

RECEPTION ROOM ONE

13' 3" x 11' 4" (4.04m x 3.45m)

RECEPTION ROOM TWO

11' 4" x 9' 11" (3.45m x 3.02m)







KITCHEN

10' 7" x 10' 3" (3.23m x 3.12m)

DINING ROOM

10' 11" x 9' 8" (3.33m x 2.95m)

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 1" x 9' 10 into wardrobe" (3.99m x 3 m)

BEDROOM TWO

11' 5" x 9' 11" (3.48m x 3.02m)

BEDROOM THREE

10' 5" x 6' 8" (3.18m x 2.03m)

BATHROOM

6' 10" x 6' 3" (2.08m x 1.91m)

UTILITY ROOM

10' 2" x 7' 4" (3.1m x 2.24m)



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.

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Energy performance certificate (EPC)

391 Wallisdown Road POOLE BH12 5BY	Energy rating	Valid until:	5 March 2035
	D	Certificate number:	0380-2966-7470-2505-0771

Property type

Detached house