



19 Firs Glen Road

Talbot Park, Bournemouth, BH9 2LS

Price Guide £550,000



Road Map



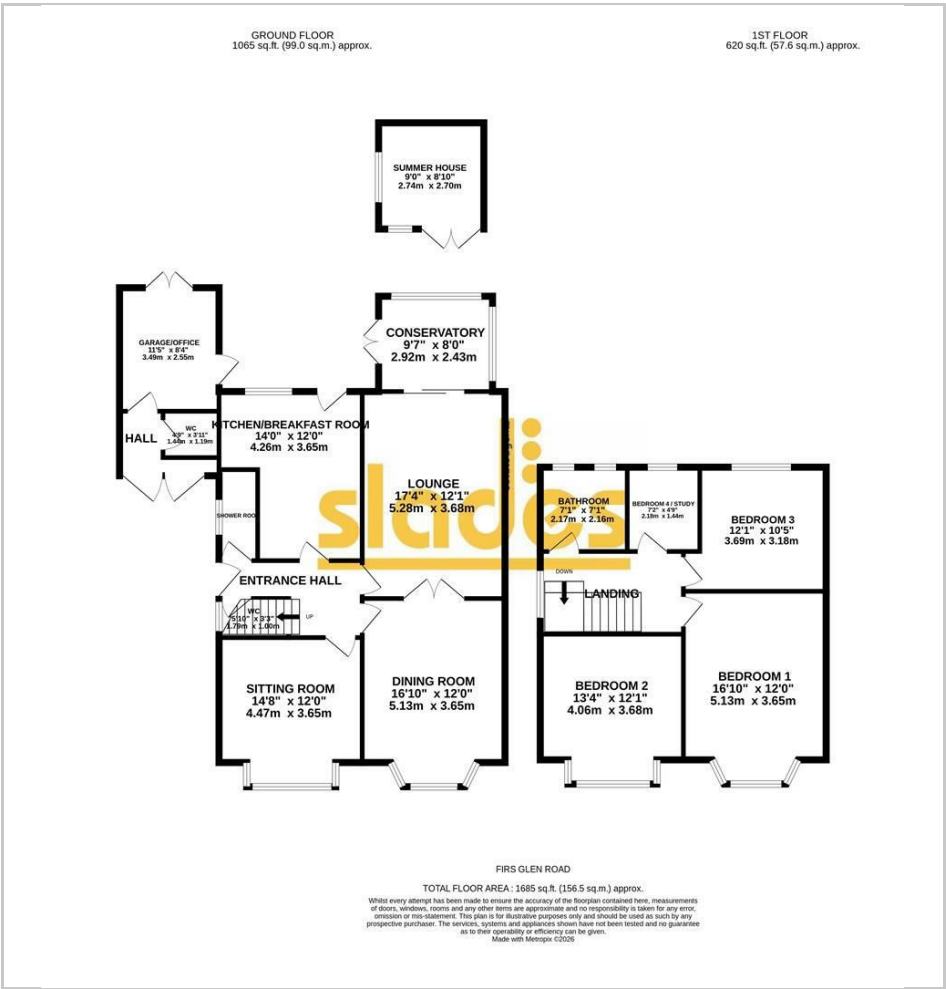
Hybrid Map



Terrain Map



Floor Plan



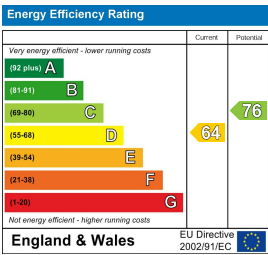
- DETACHED FAMILY WITHIN SOUGHT AFTER TALBOT PARK
- ENTRANCE HALL
- THREE RECEPTIONS ROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- GF SHOWER ROOM & SEPARATE WC
- 4 BEDROOMS
- FAMILY BATHROOM
- GARDEN ROOM & SEPARATE OFFICE
- AMPLE OFF ROAD PARKING
- PRIVATE REAR GARDEN

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**** GUIDE PRICE £550,000 - £575,000 ** A spacious and well presented detached double bay fronted 4 BEDROOM family home, situated within one of TALBOT PARK'S most sought after roads.**



The accommodation with approximate room sizes comprises of a uPVC double glazed side entrance door leading to the

SPACIOUS ENTRANCE HALL

with deep moulded ceiling cornice, picture rail and light fitting. Convection radiator, Kahrs engineered wood flooring and doors to

UNDER STAIRS CLOAK ROOM

with ceiling light and frosted glazed window to the side elevation. A modern suite comprising of a close couple WC with dual central flush and wall hung wash hand basin with tiled splashback.

GROUND FLOOR SHOWER ROOM

with textured ceiling and light fitting, extractor unit and frosted glazed uPVC window to the side elevation. Low level cabinet housing the electricity and gas meters. Part tiled walls and ladder style heated towel rail. Ceramic tiled floor. A glazed shower cubicle with 'Mira go' electric shower.

LIVING ROOM

with coved ceiling with central light fitting, picture rail and radiator. Recessed fireplace with woodburning stove and polished stone hearth finished with a floating mantel. Continuous Kahrs engineered wood flooring and uPVC double glazed sliding patio doors leading to the rear

CONSERVATORY

with surround uPVC double glazed windows, polycarbonate roof and casement doors to side patio. Convection radiator with thermostatic valve and continuous wooden flooring.

From the living room a pair of doors provide access to the

DINING ROOM

(which can also be accessed from the hallway) having deep moulded ceiling cornice, picture rail, light moulding and

modern fitting. Radiator with thermostatic valve. Decorative wrought iron fireplace surround with inset tiling and polished stone hearth and open grate. uPVC double glazed splayed bay window to the front elevation.

RECEPTION THREE / FAMILY ROOM

with deep moulded ceiling cornice, picture rail and central pendant light. Radiator with thermostatic valve. Decorative fireplace surround and uPVC double glazed square bay window to the front elevation.

KITCHEN

with coved ceiling and two light fittings. Extensive range of matching wall and base level cabinets with rolled edge working surfaces and tiled splashbacks incorporating a 1 ¼ bowl single drainer stainless steel sink and chrome mixer tap over. Built in four burner gas hob with under counter oven. Extended breakfast bar area. Space for full height free standing American style fridge freezer and further space and plumbing for washing machine. Tall ladder style cupboard also housing the 'Worcester' gas boiler. uPVC double glazed window overlooking the rear garden with adjacent glazed trades door leading onto the rear patio and garden beyond. Tile effect flooring.

Stairs from the entrance hall lead to the BRIGHT AND SPACIOUS FIRST FLOOR LANDING with deep moulded ceiling cornice, light fitting, smoke alarm, access to loft space and large frosted glazed uPVC picture window to the side elevation. Doors to

BEDROOM ONE

two ceiling lights, picture rail, radiator with thermostatic valve and stripped and stained flooring. uPVC double glazed bay window to the front elevation.

BEDROOM TWO

with ceiling light, picture rail, radiator with thermostatic valve, stripped and stained wooden flooring and uPVC double glazed square bay window to the front elevation.

BEDROOM THREE

with textured ceiling and light fitting, radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

with ceiling light and uPVC double glazed window to the rear elevation.

FAMILY BATHROOM

with ceiling light fully tiled walls and ceramic tiled floor. Two frosted glazed uPVC windows to the rear elevation and chrome ladder style heated towel rail. Modern suite comprising of a 'P' shaped bath / shower enclosure with wall mounted thermostatically controlled shower valve with two bath mounted taps. Enclosed cistern WC and modern vanity style sink unit with useful storage cupboards beneath.

OUTSIDE

The property enjoys a carriage style driveway with a small front garden area behind a low level brick wall with well

maintained hedging over. There is AMPLE OFF ROAD PARKING together with access along right hand side of the property via timber gates to the side/ rear. driveway. On the left hand side of the property there is a GARAGE / OFFICE ROOM with a modern door which has been semi converted to a OFFICE/ GARDEN ROOM with a sitting / study area having a uPVC window door leading to the rear garden and to the side. There is also a toilet and sink with modern fittings and laminate flooring.

Immediately abutting the rear of the property there is a good sized patio area, a covered seating area, a useful garden shed and a SUMMER HOUSE to the far end complete with power and lighting and windows to the front and side elevations.



