





## HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation  
Leading Independent Property Professionals Since 1939.

Guide Price £525,000 - £550,000

No Forward Chain!

Occupying a sought-after position within Talbot Park, this attractive double-bay-fronted detached family home offers spacious and versatile accommodation, extending to four bedrooms, three reception rooms, two bath/shower rooms, a detached office/garden room, and excellent off-road parking.

Combining character features with modern conveniences, the property provides well-balanced accommodation ideal for growing families, home working or multi-generational living.

The welcoming entrance hall retains many original features including decorative coricing and picture rails and leads to a generous living room centred around a wood-burning stove. Sliding doors open into the conservatory, creating an excellent additional reception space overlooking the rear garden.

A separate dining room provides an ideal setting for formal entertaining, whilst the additional front reception room offers flexibility as a family room, playroom, home office or snug.

The kitchen is fitted with an extensive range of storage units and work surfaces, incorporating a breakfast bar and ample space for family dining and everyday living. Direct access to the patio and garden makes the space particularly practical for entertaining during the warmer months.



A modern shower room and separate cloakroom further complement the ground floor.

On the first floor, a bright and spacious landing leads to four well-proportioned bedrooms. The two principal bedrooms benefit from attractive bay windows to the front elevation, whilst the remaining bedrooms enjoy pleasant views over the rear garden. A contemporary family bathroom serves the first-floor accommodation.

Externally, the property continues to impress. To the front, a carriage-style driveway provides extensive off-road parking and creates an attractive approach to the house. Gated side access leads to the rear garden, which has been designed to maximise outdoor enjoyment with a substantial patio, covered seating area, mature planting and areas for both relaxation and entertaining.

A particular feature is the former garage, which has been partially converted to create a useful home office or garden room with an adjoining WC. Beyond this, a fully powered summer house provides further versatility and could be utilised as a studio, workspace, gym or hobbies room.

Overall, this is a substantial detached family home offering character, flexibility and excellent outside space in one of Bournemouth's most desirable residential locations.

#### Location

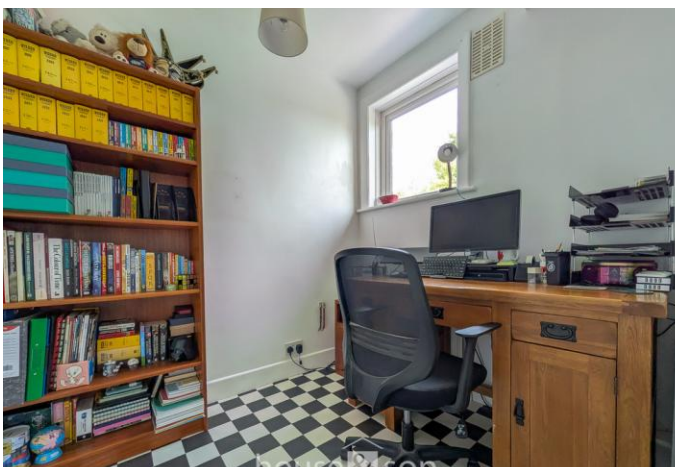
Firs Glen Road is situated within the highly regarded Talbot Park area, an established residential location characterised by tree-lined roads, substantial family homes and excellent access to Bournemouth's many amenities. The property enjoys a convenient position approximately two miles from



Bournemouth Town Centre, its award-winning sandy beaches and the vibrant restaurant, café and shopping facilities of Westbourne Village.

Families are particularly well served by a number of highly regarded schools within easy reach, including the independent Talbot House Preparatory School, Talbot Heath School, Bournemouth School, St Mark's C Of E Primary School and St. Martin's School. The area is also conveniently positioned for both Bournemouth University, Talbot Campus and Arts University Bournemouth.







Everyday amenities are close by, with Waitrose, Sainsbury's and a variety of local shops easily accessible, whilst nearby Meyrick Park offers golf, leisure facilities and extensive open green space. Bournemouth's beautiful coastline and the popular gardens running through the town centre remain a major attraction for residents.

Excellent transport links are available via the nearby Wessex Way, providing access to Southampton, Winchester and London, while Bournemouth railway station offers direct services to London Waterloo, making the area particularly attractive for commuters.



#### **ENTRANCE HALL**

#### **SHOWER ROOM**

6' 8" x 2' 11" (2.03m x 0.89m)

#### **WC**

5' 0" x 3' 10" (1.52m x 1.17m)

#### **KITCHEN**

14' 1" x 12' 0" (4.29m x 3.66m)

#### **DINING ROOM**

16' 1 into bay" x 12' 2" (4.9m x 3.71m)

#### **LOUNGE**

17' 5" x 12' 0" (5.31m x 3.66m)

#### **SITTING ROOM**

14' 6 into bay" x 12' 1" (4.42m x 3.68m)

#### **CONSERVATORY**

9' 7" x 8' 0" (2.92m x 2.44m)

#### **STAIRS TO FIRST FLOOR LANDING**

#### **BEDROOM ONE**

16' 1 into bay" x 12' 1" (4.9m x 3.68m)

#### **BEDROOM TWO**

13' 4 into bay" x 10' 8" (4.06m x 3.25m)

#### **BEDROOM THREE**

12' 2" x 10' 7" (3.71m x 3.23m)

#### **BEDROOM FOUR**

7' 8" x 5' 0" (2.34m x 1.52m)

#### **BATHROOM**

7' 2" x 7' 1" (2.18m x 2.16m)

#### **OUTSIDE**

#### **SUMMER HOUSE**

9' 0" x 8' 11" (2.74m x 2.72m)

#### **OUTSIDE OFFICE**

11' 7" x 8' 5" (3.53m x 2.57m)

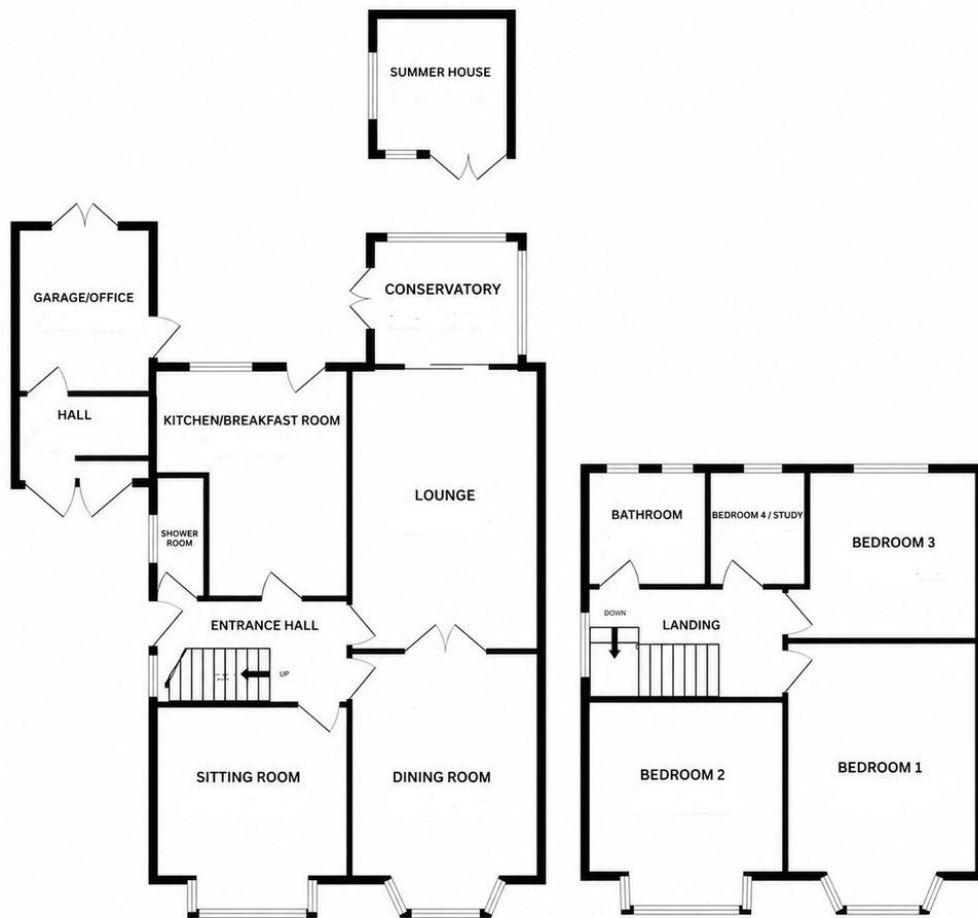
#### **DISCLAIMER**

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.





Find an energy certificate (I)

English | [Cymraeg](#)

## Energy performance certificate (EPC)

19 Firs Glen Road BOURNEMOUTH BH9 2LS	Energy rating	Valid until:	4 May 2036
	<b>D</b>	Certificate number:	0814-3060-5204-6076-9200

Property type

Detached house