





HOUSE & SON

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Leading Independent Property Professionals Since 1939.

Guide Price: £450,000-£470,000, FREEHOLD. Character detached family home situated on an established, tree-lined road in the sought-after location of Moordown, Bournemouth. A superb example of this Edwardian home with original features throughout including wood block flooring, character spacious entrance hall, well proportioned accommodation throughout with benefits of southerly aspect large garden to the rear, driveway to side and double garage.

The immediate area supports good schooling for all ages, two recreational parks, nature reserve, high street shopping and transportation links to further afield.

The accommodation is based over two floors and approximately 1,300 plus sq. ft. The property comprises feature entrance vestibule, character entrance hall (16'1" x 6'11"), two separate and well proportioned reception rooms, ground floor cloakroom, kitchen/breakfast room (17'10" x 9'10"), four first floor bedrooms and family bathroom.

To complement this home, there is forecourt parking to the front, driveway to the side, large southerly aspect private garden and a double garage to the rear.

An attractive home in this popular area with good local amenities to hand. This property is highly recommended and not to be missed.



FEATURE ENTRANCE PORCH

Feature original vestibule. Tiled floor, provision for shoes and coats etc. Original part-glazed feature wooden front door.

RECEPTION ENTRANCE HALL

16' 1" x 6' 11" (4.9m x 2.11m)

An impressive space with a feature wide and deep reception hallway with wood block flooring throughout. Radiator. Charming stairwell with newel posts and handrail rising to the first floor. Tall ceilings.

GROUND FLOOR WC

White two-piece suite comprising a low-level WC and a wash hand basin, with a chrome mixer tap and tiled splashback, single radiator, an obscure UPVC window to the side and Karndean floor.

LOUNGE

14' 1into bay and chimney recess" x 12' 11" (4.29m x 3.94m)

Tall and deep sweeping bay window to the front, with view over tree lined road. Feature wood block flooring. Picture rail. Original coving. Radiator.

DINING ROOM/SECOND LOUNGE

22' 5" x 9' 11" (6.83m x 3.02m)

Southerly aspect, direct access onto the garden via double-glazed French doors. Feature focal point fireplace with step up hearth. Further double glazed window to the side. Radiator. Picture rail, media point (potential work from home office space).

KITCHEN/BREAKFAST ROOM

17' 10" x 9' 10" (5.44m x 3m)

Double glazed picture window, overlooking the southerly aspect garden. The kitchen features a stylish one-and-a-half bowl matt black sink with a coordinating mixer tap, set into a sleek black worktop with speckled detailing with matching upstands and splashback. Beneath the worktop, a range of base units provides ample storage, including practical drawers, an additional section of the worktop and a further breakfast bar. Matching wall-mounted cupboards and a concealed gas-fired boiler.



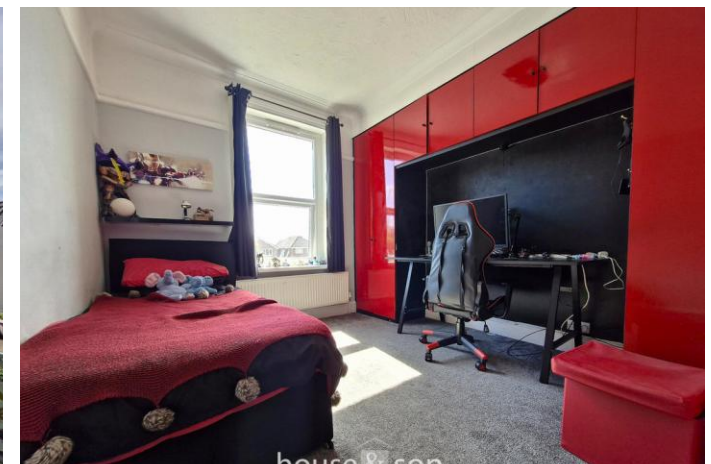
There is ample space for an American-style fridge/freezer and a range cooker, complemented by a black chimney-style extractor hood. Integrated appliances include a washing machine, tumble dryer and dishwasher.

Feature UPVC double glazed window to the side and double-glazed door. The room is finished with smooth plastered ceilings and durable laminate flooring. A contemporary and practical space.

STAIRS TO FIRST FLOOR LANDING

The stairwell is located in the spacious feature reception hall. Stairs rising to the first-floor landing. Double glazed window to the side. Access to loft with 'pull-down' ladder.







BEDROOM ONE

14' 2" into bay and chimney recess" x 11' 11" (4.32m x 3.63m)

Feature double-glazed window to the front, overlooking the established tree-lined road. Extensive built-in wardrobes, including drawers. Radiator.

BEDROOM TWO

14' 0" x 9' 11" into chimney recess" (4.27m x 3.02m)

Double-glazed window to the rear, overlooking the private southerly aspect lawned garden to the rear. Radiator.

BEDROOM THREE

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

Double-glazed window to the rear with outlook over the lawned garden and double garage to the rear. Radiator.

BEDROOM FOUR

8' 0" x 6' 7" (2.44m x 2.01m)

Double-glazed window to the front with view over tree lined road. Radiator.

BATHROOM

White three-piece suite comprising 'P'-shaped bath with side panel, glass shower screen with chrome trims, chrome mixer tap and 'T'-bar shower over, wash hand basin with vanity unit under, chrome mixer taps over. Low-level WC, part tiled walls, Karndean flooring extractor fan and an obscure UPVC double-glazed window to the side.

OUTSIDE FRONT

There is a double-dropped kerb leading to the forecourt parking for several vehicles.

OFF ROAD PARKING

To the front, forecourt parking for several vehicles. Dual opening 6ft wooden gate, driveway to the side.

DRIVEWAY

Driveway to the side, leading through to the double garage to the rear.

DOUBLE GARAGE

18' 4" x 18' 1" (5.59m x 5.51m)

Power and lighting. Dual opening timber doors to the front, courtesy door to the side. A versatile space.

SOUTHERLY ASPECT PRIVATE REAR GARDEN

Southerly aspect rear garden with entertaining area abutting the dining room. A private space, ideal for 'al fresco' dining. The remaining garden is lawned, with shrubs to the side and offers a good degree of privacy.

DISCLAIMER

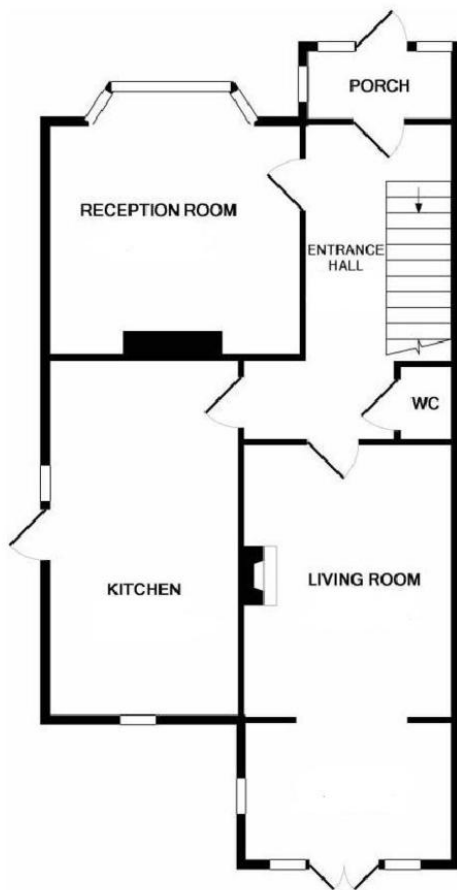
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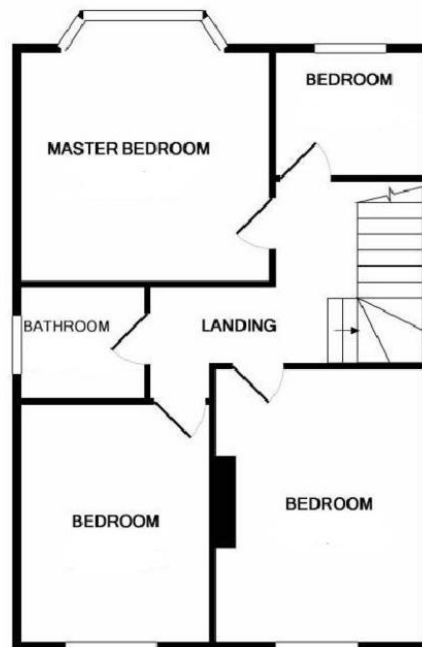
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AGENT'S NOTE

Lounge and dining room are AI-enhanced.



GROUND FLOOR
APPROX. FLOOR
AREA 737 SQ.FT.
(68.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1365 SQ.FT. (126.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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English | [Cymraeg](#)

Energy performance certificate (EPC)

20, Cowper Road BOURNEMOUTH BH9 2JJ	Energy rating D	Valid until:	12 September 2029
		Certificate number:	9678-5037-7261-6161-6980
Property type		Detached house	
Total floor area		121 square metres	