



STRATTON OAK ESTATES

34 Oswald Road, Bournemouth, BH9 2TQ
Offers Over £475,000

A superbly refurbished four-bedroom detached family home situated on one of Winton's most sought-after residential roads. The property features a stunning open-plan kitchen/family space with full-width bi-fold doors opening onto a sunny south-facing garden, alongside four well-proportioned bedrooms, including a principal suite with en-suite shower room. Further benefits include a utility room, driveway parking for two vehicles and excellent access to highly regarded schools, local parks and the vibrant Winton high street. An exceptional home perfectly suited to modern family living.

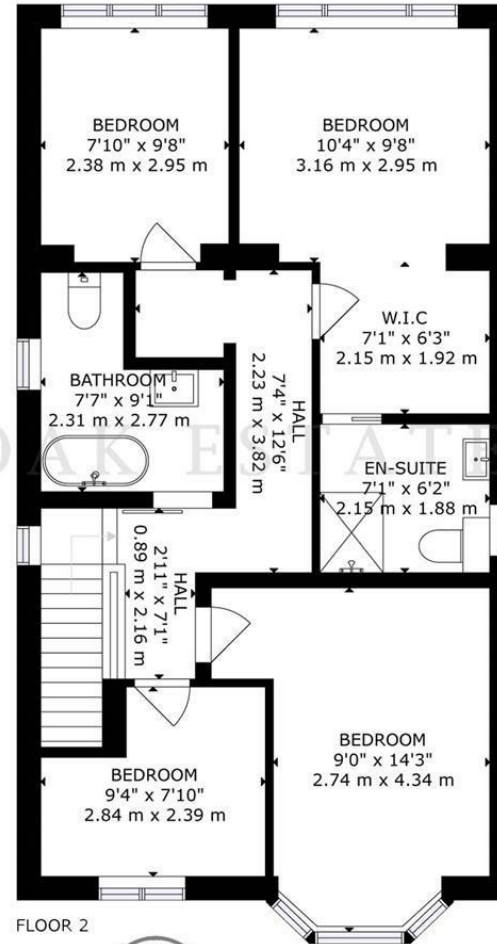
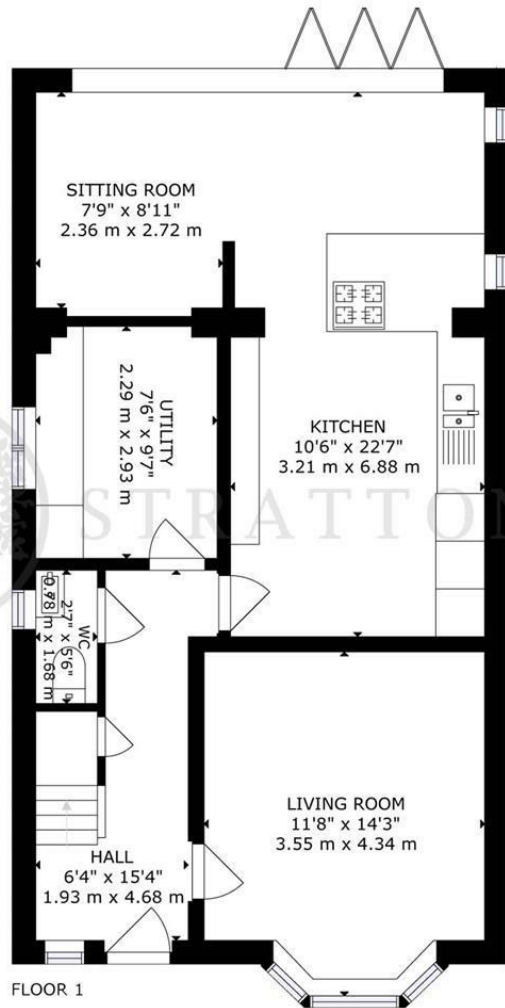
- Beautifully refurbished four-bedroom detached family home
- Stunning open-plan kitchen/family space with full-width bi-fold doors
- South-facing rear garden with composite decking and newly laid lawn
- Integrated kitchen appliances including fridge freezer, oven, microwave and induction hob
- Separate utility room providing excellent storage and appliance space
- Principal bedroom with dressing area and stylish en-suite shower room
- Off-road parking for two vehicles and convenient side access
- Sought-after Winton location close to Winton Primary School, local parks and the vibrant high street



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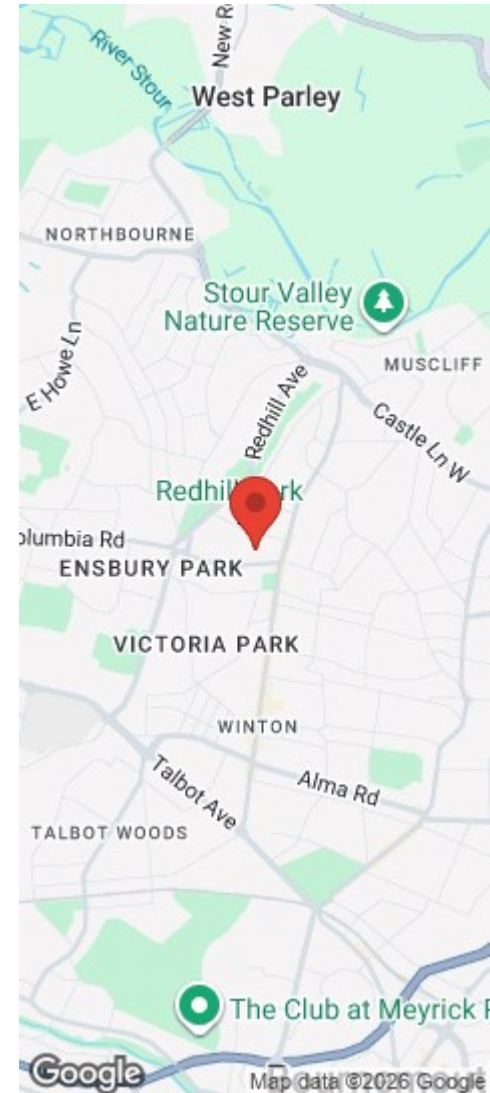
GROSS INTERNAL AREA

FLOOR 1: 667 sq.ft, 62 m², FLOOR 2: 667 sq.ft, 62 m²

TOTAL: 1334 sq.ft, 124 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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