

BOWER ROAD

BOURNEMOUTH



£850,000

paulwatts

BOWER ROAD



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

- SUPERB 4 DOUBLE BEDROOM FAMILY HOME in quiet location
- Extended to create a flexible and practical home
- Set on LARGE WEST FACING GARDEN with woodland beyond
- Light and bright through lounge with woodburner
- Dining room with CONSERVATORY OFF

LOVELY FAMILY HOME set on large plot with FABULOUS LARGE GARDEN with woodland backdrop. Short walk to Strouden Park and Queens Park and handy for schools. Extended to create very practical home, and SCOPE FOR ANNEXE. Garage plus EXTENSIVE PARKING.

BOWER ROAD

A SUPERB FAMILY HOME situated in a quiet road a short walk away from both Queens Park Golf Course and Strouden Park playing fields. The house has been extended by the current owners to create a FLEXIBLE AND PRACTICAL family home.

It's now too big so becoming available for a new family to enjoy living here. There is a lovely backdrop of a LARGE WEST FACING GARDEN with large terrace and planted to create a woodland theme to complement the adjacent woods.

A light and bright THROUGH LOUNGE with Saltfire woodburner is a very relaxing space, with door onto the terrace.

There is also a dining room with CONSERVATORY leading off so that you can enjoy the view of the garden whatever the weather.

The kitchen is at the front of the house and fitted with a good range of units including integrated gas cooker and electric hob. There is a utility section in the adjacent garage.

Ground floor accommodation is completed by cloakroom off hall and an inner hall with study and shower room, and stairs up to a 4th bedroom/studio OFFERS POTENTIAL TO USE SEPARATELY FOR ANNEXE.

Of the 3 double bedrooms, bedroom 1 is a lovely through room with a generous range of fitted wardrobes and view of the garden and woods beyond.

The family bathroom features a spa bath with shower over.

There is EXTENSIVE PARKING for several vehicles at the front and driveway to the attached garage.

The rear garden is a LOVELY PLACE TO SPEND TIME, with a LARGE TERRACE for relaxing and dining outdoors. As previously mentioned, a large lawn is surrounded by mature shrubs and there are 2 sheds.

Queens Park is a very popular part of Bournemouth for families, with excellent local schools including the 2 Bournemouth grammar schools.

The renowned beaches of Bournemouth are approximately 3 miles away, and it is a short drive, or walk, to the Castlepoint Shopping Centre on Castle Lane, with local facilities available in Charminster Road.

The nearby Wessex Way provides an easy route in and out of town and it is approx. 10 mins drive to Bournemouth Railway Station.

Council Tax Band: E

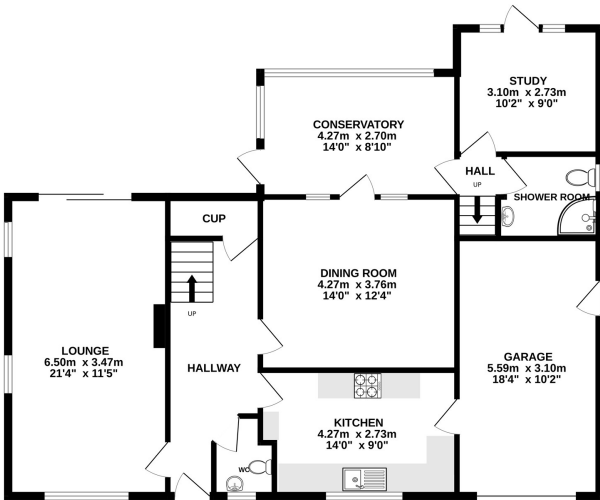
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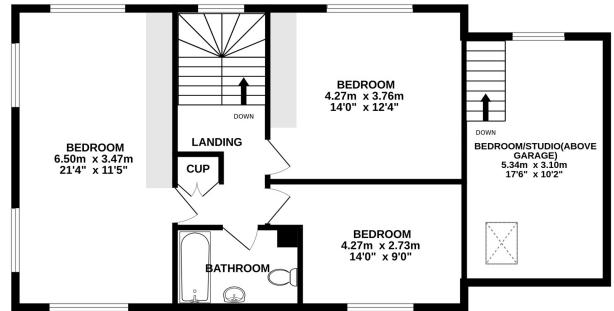
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GROUND FLOOR
106.2 sq.m. (1143 sq.ft.) approx.



1ST FLOOR
79.8 sq.m. (859 sq.ft.) approx.



TOTAL FLOOR AREA: 185.9 sq.m. (2001 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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