



26 King John Avenue, Bournemouth BH11 9RW

A wonderful spacious four bedroom detached family home with a superb open plan living/dining/kitchen room leading out on to a sunny aspect rear garden. The property is situated within a popular and convenient location close to a supermarket, neighbourhood centre, primary school and Bournemouth is a short drive away.

EPC: 70 Council Tax Band: D Price: £459,950 Freehold

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Key Features

- SPACIOUS DETACHED FAMILY HOUSE
- ENTRANCE HALLWAY/GROUND FLOOR CLOAKROOM & UTILITY ROOM
- OPEN PLAN LIVING/DINING KITCHEN ROOM WITH BI-FOLD DOORS
- SEPARATE LOUNGE
- FOUR GOOD SIZE BEDROOMS WITH EN-SUITE TO THE MASTER
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- DRIVEWAY & GARAGE
- SUNNY ASPECT REAR GARDEN WITH BAR LOCATED BEHIND THE GARAGE
- CLOSE TO LOCAL PLAY PARK, SUPERMARKET, NEIGHBOURHOOD CENTRE & PRIMARY SCHOOL

The Property

Initially when you enter there is a porch and this leads through to an entrance hallway where you will find a cloakroom and utility room.

From the hallway a door leads in to the light and bright superb open plan living/dining/kitchen room with bi-fold doors on to the rear garden. There is a cosy lounge to the front that completes the ground floor accommodation.

On the first floor there are four good size bedrooms with the master benefiting from concealed storage, a Juliet Balcony and a recently fitted en-suite shower room.

Outside to the front there is a small garden area with a low level brick wall housing a selection of plants and shrubbery. There is a blocked paved area and driveway to the side providing ample off road parking leading up to a garage.

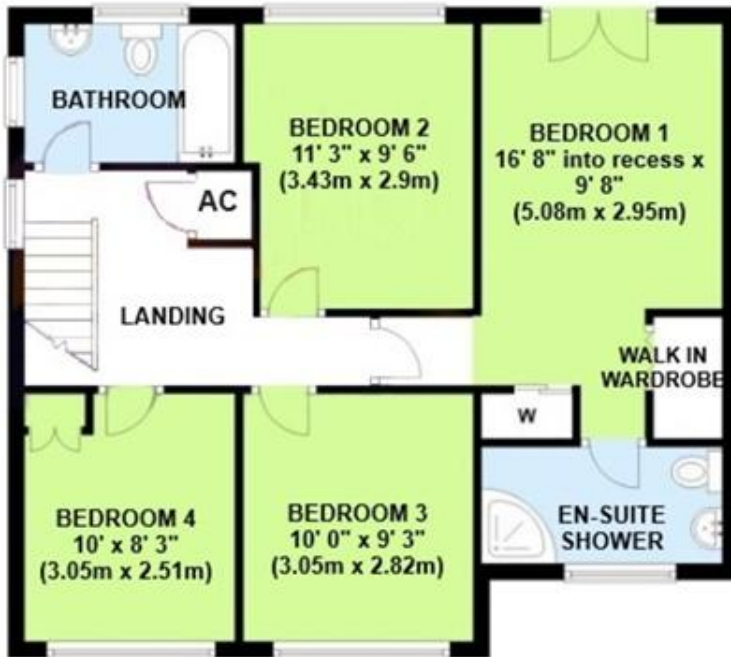
The rear garden enjoys a nice sunny aspect and is partly laid to lawn with a patio abutting the house suitable for outside dining/garden furniture. Located behind the garage is currently a bar that could be used as an office or home gym.

The house is situated within a very popular location with similar properties around.

Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 82 |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | | |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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