

house & son



- Quiet Cul De Sac
- Detached Bungalow
- Two Bedrooms
- Close To Coy Pond & Westbourne

Chiltern Close, Talbot Woods, Bournemouth, Dorset BH4 9LQ

£499,950

House and SonDetached Bungalow***Quiet Cul De Sac***Short Walk To Talbot Heath Nature Reserve***Excellent Condition Throughout***Two Bedrooms***Lounge***Kitchen/Breakfast Room***Conservatory***Gas fired Central Heating*** UPVC Double Glazed Windows***Garage And Additional Off Road Parking***



Property Description

House and Son are delighted to offer for sale this delightful detached bungalow, situated in a very quiet residential cull de sac, close to the idyllic setting of Coy Pond.

Talbot Heath local nature reserve is a two-minute walk away and Westbourne with its array of fine boutiques and eateries, as well as a Marks and Spencer's food hall is within a mile distance.

The bungalow is offered in very good condition and comprises: entrance porch and hallway, living room with double doors to kitchen/breakfast room with skirting lights and under cabinet lighting, double doors to glazed conservatory with double French doors out to the rear garden, two generous bedrooms with built in wardrobes, a family bathroom and guest shower room to bedroom two.

There is ample off-road parking to the front of the property, as well as an attached garage with up and over door with a remote-control system. The rear garden is South facing, secluded and is laid to lawn with the benefit of a patio area adjacent to the rear of the bungalow.

Additional benefits include: double glazed windows, gas fired central heating and a 'Ring' door bell and alarm system. Offered with no forward chain, an ideal home close to all amenities, yet situated in an exquisite and private location.





ENTRANCE HALL

13' 9" x 10' 4" (4.19m x 3.15m) with widths of 4' 6" and 3' 11" (1.37m and 1.19m)

LIVING ROOM

15' 7" x 14' 0" (4.75m x 4.27m)

With double doors through to the kitchen breakfast room.

KITCHEN/BREAKFAST ROOM

12' 11" x 9' 11" (3.94m x 3.02m)

With double doors through to the conservatory.

CONSERVATORY

9' 11" x 9' 10" (3.02m x 3m)

With double doors out to the rear garden.



BEDROOM ONE

13' 9" x 10' 11" (4.19m x 3.33m)

Plus built in wardrobes

BEDROOM TWO

9' 11" x 9' 10" (3.02m x 3m)

Plus built in wardrobes

ENSUITE SHOWER

5' 6" x 2' 7" (1.68m x 0.79m)



BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)

INTEGRAL GARAGE

With power and light, automatic 'up and over' door and rear door to back garden. Also housing new gas fired boiler for heating and hot water.

FRONT GARDEN

Gravel driveway with ample off road parking, surrounded by mature, well tended conifer trees. Gated access to the rear garden from each side of the property.

REAR GARDEN

South facing and private with a patio area and mature trees and bushes giving privacy and tranquillity.

TENURE AND CHARGES

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

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.

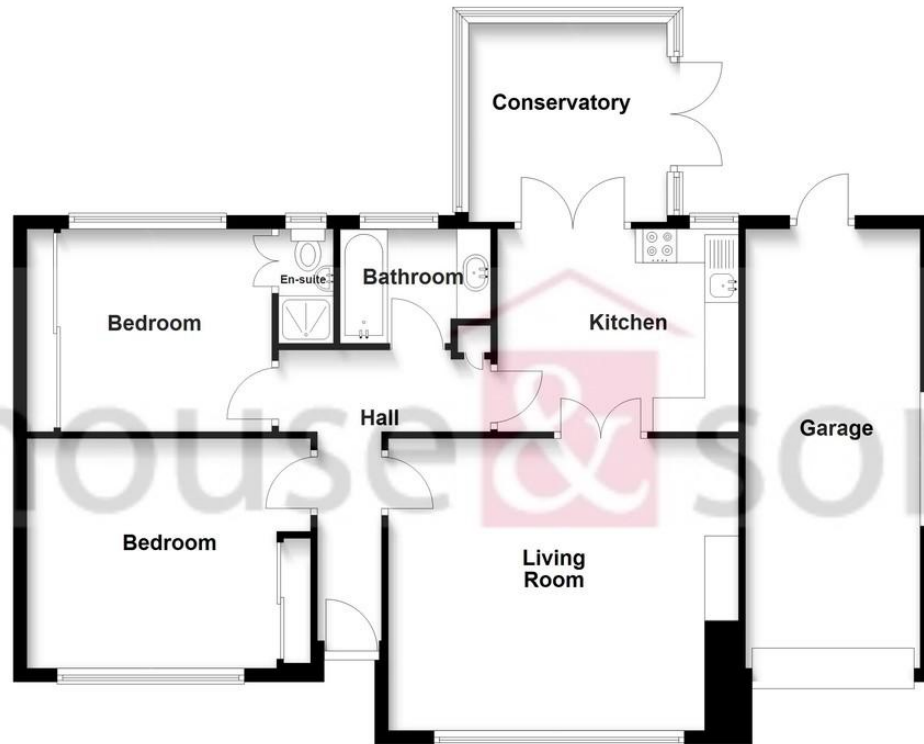
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House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Ground Floor

Approx. 99.0 sq. metres (1065.4 sq. feet)



Total area: approx. 99.0 sq. metres (1065.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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