







We are delighted to present this attractive three-storey, four bedroom end terrace townhouse backing onto Bournemouth Gardens. Located in the 'The Cedars', a highly sought after development set back off Branksome Wood Road, on the fringes of Talbot Woods. The residents all benefit from the use of a private gate leading into the Pleasure Gardens. The Gardens provide a scenic walk through to Bournemouth town centre, the pier approach and to the stunning 'award winning' sandy beaches. Westbourne Village is also within easy reach with its cafes, bars, restaurants and the usual High Street facilities, including a Marks & Spencer's food Hall and Iceland. There are excellent transport links nearby, with a bus service provided on Branksome Wood Road.

The end terrace position allows for additional side windows, allowing an abundance of sunlight into the spacious interior. Taking a central position in the development, this home also benefits from some of the finest and uninterrupted views of the gardens.

The flexible accommodation includes:

A ground floor bedroom suite, with an ensuite shower room and French doors out to the sun terrace rear garden.

A bright and generous lounge/dining room with a private and sunny aspect balcony, enjoying sylvan views towards Bournemouth Gardens

An open-plan kitchen/breakfast room linking to the dining room

Four bedrooms

Three bathrooms with two En-suite





## Family bathroom

Further benefits include UPVC double glazing, gas central heating, an integral garage with electric garage door and useful internal door and a utility area. There is a sunny aspect private rear patio garden area, with access out to the beautifully maintained communal gardens. The property also offers a driveway providing off-road parking, plus there are additional parking areas in the development.

This well-positioned home offers an excellent purchase for buyers seeking a quality property in a prime location. Offered with no forward chain.

## ENTRANCE HALL

16' 3" x 5' 0" to 6' 8" (4.95m x 1.52m to 2.03m inc stairs)

## GROUND FLOOR BEDROOM

17' 4" max inc ensuite to 10' 6" x 12' 2" (5.28m to 3.2m x 3.71m)

## ENSUITE

6' 10" x 3' 10" to 6' 6" in recess (2.08m x 1.17m to 1.98m)

## FIRST FLOOR LANDING

10' 7" x 6' 9" (3.23m x 2.06m)

## KITCHEN/BREAKFAST ROOM

16' 0" x 8' 0" (4.88m x 2.44m)

## LOUNGE/DINER

24' 9" x 13' 3" to 7' 2" in dining area (7.54m x 4.04m to 2.18m)

## BALCONY

10' 0" x 1' 7" (3.05m x 0.48m)



## SECOND FLOOR LANDING

9' 8" x 6' 5" inc stairs (2.95m x 1.96m)

## BEDROOM TWO

13' 9" to 10' x 11' 10" (4.19m to 3.05m x 3.61m)

## ENSUITE

4' 7" x 5' 5" (1.4m x 1.65m)











### **BEDROOM THREE**

9' 7" x 8' 8" exc cupboard (2.92m x 2.64m)

### **BEDROOM FOUR**

19' 8" x 6' 6" (6m x 1.98m)

### **BATHROOM**

7' 3" x 6' 0" (2.21m x 1.83m)

### **INTEGRAL GARAGE**

15' 7" x 10' 5" to 8' 0" max internal width inc utility area  
(4.75m x 3.18m to 2.44m)

### **FRONT GARDEN & DRIVEWAY**

### **PRIVATE REAR SUN PATIO**

### **REAR COMMUNAL LAWN**

With residents only gate leading into Bournemouth Gardens.

### **TENURE & CHARGES**

Tenure: Freehold

Council Tax: Band E = £2756 (2025/26)

EPC: Current rating 'C' to 2035

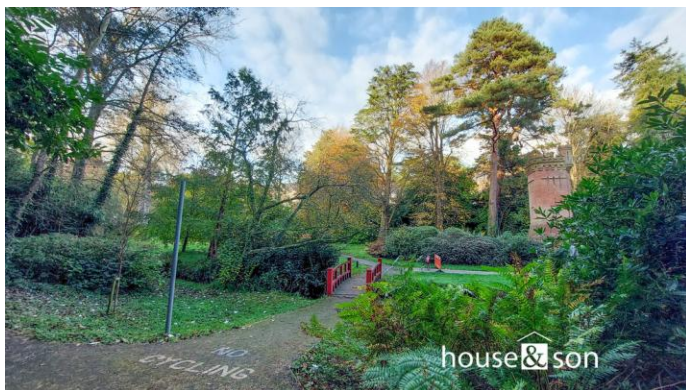
The Seller informs us that they make a quarterly contribution of £275 towards the upkeep of the development, including regular gardening and cleaning of windows and guttering.

### **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.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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House & Son Floorplan - Drawn for illustrative purposes, as a guide to the room layout. Not drawn to scale. We accept no responsibility for error, or inaccuracies and the detail should not be relied upon

