Connells

Westfield Road
Bournemouth

Westfield Road
Bournemouth BH6 3AR

for sale offers in excess of
£525,000

Property Description

Connells Southbourne are delighted to present this deceptively spacious and exceptionally well presented three bedroom detached chalet bungalow, situated in a highly sought after residential location close to the amenities of Tuckton and within easy reach of the beach.

Offering versatile and well proportioned accommodation throughout, the property features a welcoming lounge, kitchen, and an impressive 19ft conservatory, providing an ideal space for both everyday living and entertaining. There are three well sized bedrooms, a ground floor family bathroom, and a first floor shower room.

Further benefits include double glazing, gas central heating, and beautifully maintained front and rear gardens, with the rear garden offering a high degree of privacy and seclusion.

This wonderful home is sure to appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space, condition, and location on offer.

Approach

Accessed via brick built steps to the front, leading to a white UPVC front door opening into the;

Entrance Hall

Radiator, laminate flooring with under floor heating, telephone point, built in cupboard housing the consumer unit. Doors to all rooms. Stairs to first floor landing.

Sitting Room

Double glazed window and double glazed sliding patio doors leading to the conservatory. Wood burner with tiled hearth. Stripped and varnished wood floor with underfloor heating, TV point.

Kitchen

Two side aspect double glazed windows. Fitted with a range of matching wall and base units, with laminate worktops over. Sink and drainer unit. Inset electric hob with extractor above, integrated electric oven, space for fridge freezer. Built in pantry cupboard, with space and plumbing for the washing machine. Continuation of laminate flooring with underfloor heating. Archway leading through to the;

Conservatory

Constructed with a brick built base with UPVC double glazed windows with openers to both side and rear aspects. French doors leading on to the rear garden.

Bedroom One

Front aspect double glazed window, radiator, TV & telephone points.

Main Bathroom

Two side aspect double glazed windows, half pine clad walls. Four piece suite comprising low level wc, hand wash basin and vanity unit, wood panelled enclosed bath with mixer tap and shower attachment, shower cubicle with fully tiled surround, Laminate flooring with under floor heating, heated towel rail.

First Floor Landing

Doors to rooms.

Bedroom Two

Front aspect double glazed window. Radiator. TV Point. Eaves storage.

Bedroom Three

Double glazed window to the rear aspect. Radiator. TV Point. Eaves storage.

Shower Room

Painted pine cladding to walls and ceiling, Side aspect double glazed roof window, modern fitted white suite comprising low level wc, wall hung hand wash basin with mixer tap over and walk in shower cubicle with fully tiled surround. Heated towel rail. Laminate flooring.

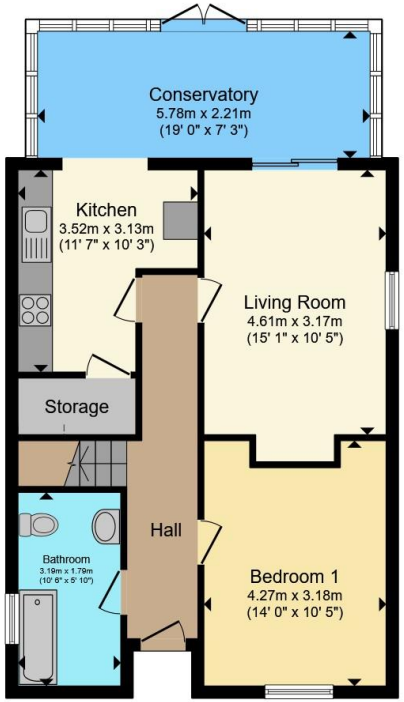
Outside

The attractive south facing rear garden has been thoughtfully landscaped to create a number of delightful spaces for relaxing and entertaining. Featuring paved seating areas, raised brick planters, mature trees and well stocked shrub borders, the garden offers a high degree of privacy and year round colour. A charming pergola walkway leads through the garden, while a useful timber garden room and additional storage shed provide excellent versatility for hobbies, working from home or storage. The tiered design adds character and interest, creating a peaceful outdoor retreat perfect for enjoying the sunshine throughout the day.

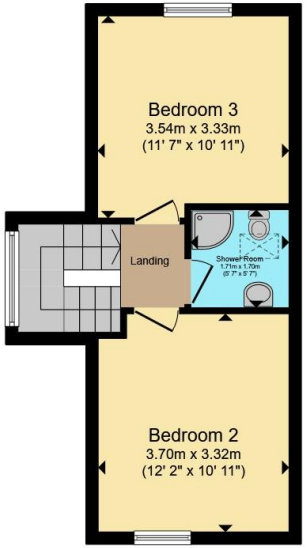
Agents Notes;

Council Tax Band - BCP Band D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 89.9 m² (968 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: Awaited

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SBN306646

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.