



43 WARNFORD ROAD
BOSCOME EAST
BH7 6QU

FREEHOLD
ASKING PRICE
£700,000

“A three / four bedroom, two bathroom detached family home with open plan kitchen / dining / day room, garage and off road parking for several vehicles”

Winkworth

for every step...

ASKING PRICE £700,000

Three / Four Bedrooms
Two Bathrooms
One / Two Reception Rooms
Open Plan Kitchen / Dining / Day room
Garage
Off Road Parking
Sought After Location

EPC: D | COUNCIL TAX: E | FREEHOLD
01202 434365
southbourne@winkworth.co.uk





Why Warnford Road?

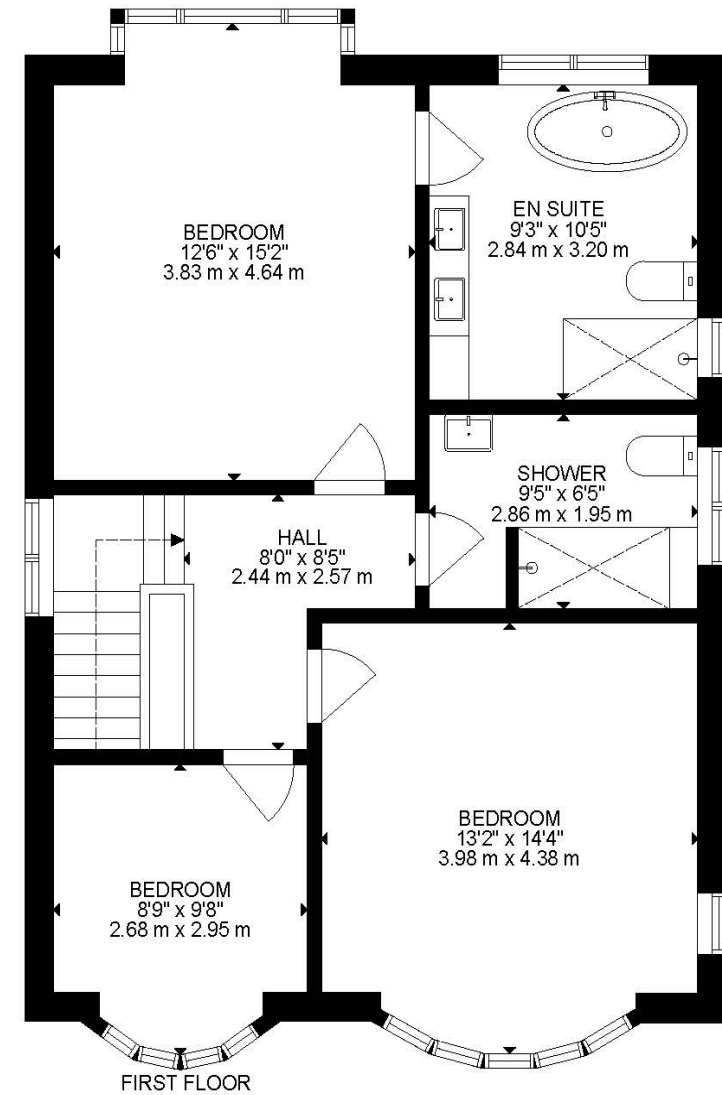
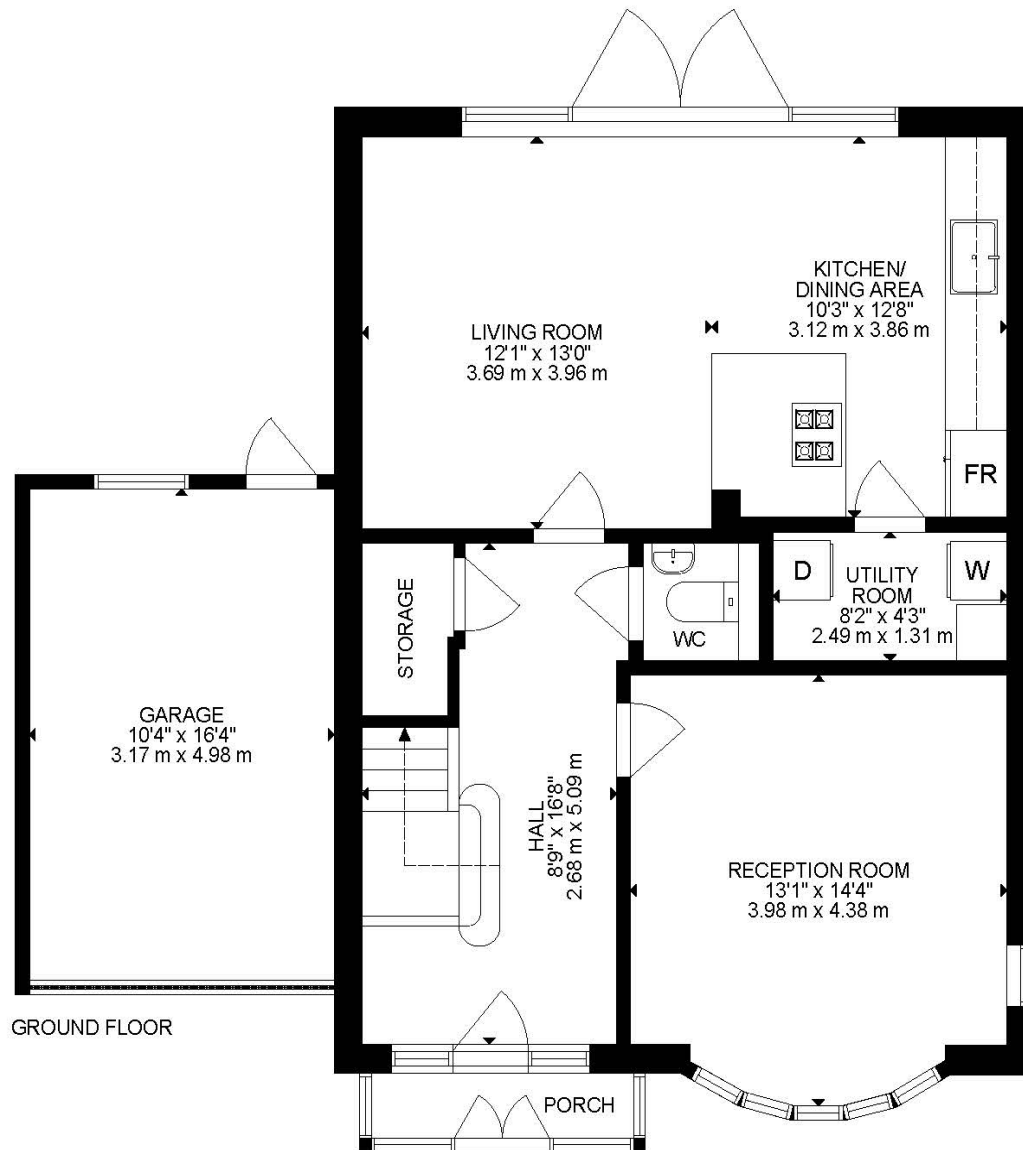
Warnford Road is conveniently located in the heart of Boscombe East. Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. By contrast, Little-down is a more modern development built circa mid 80s. It is conveniently located just a short distance to Southbourne, the Royal Bournemouth Hospital and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area. Local amenities are just 200 meters away with a parade of convenience shops along with transport links to Bournemouth and Christchurch. Pokesdown train station is less than a mile away for anyone looking to commute.

This three / four bedroom detached family home has undergone modernisation throughout by the present owners. The kitchen /dining / day room enjoys large sliding doors flooding the room with natural light and giving direct access to the rear garden. The kitchen area includes a range of modern cabinets and integrated appliances and space for tall fridge freezer and breakfast bar with informal seating for two. There is a separate utility room with plumbing for washing machine and tumble dryer and a further reception room to the front.

The primary bedroom enjoys a sumptuously fitted en-suite bathroom with the remaining bedrooms serviced by the modern fitted shower room.

Outside, the generous rear garden enjoys a large patio ideal for al fresco dining with the remainder laid to lawn.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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