

1 Woodford Road, Bournemouth, BH1 3PQ

Guide Price **£850,000**



Bedrooms



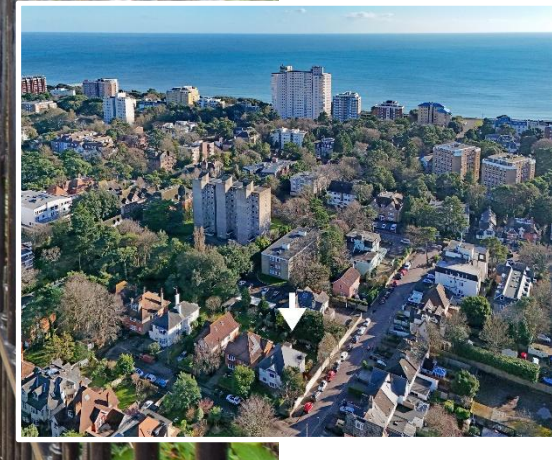
Living



Bathroom/Ensuite



Driveway &Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A real 'hidden gem' that simply must be seen!

A REAL 'HIDDEN GEM' THIS WONDERFUL DETACHED HOME IS LOCATED IN A SMALL CULDESAC JUST A SHORT WALK FROM BOURNEMOUTH TOWN CENTRE AND CLIFFTOPS. SPACIOUS AND WITH MANY ART DECO FEATURES THROUGHOUT, IT IS AN ABSOLUTE MUST SEE.

Entering the property a tiled entrance porch offers coat and shoe storage and leads to a cloakroom. A further door then leads to the main hallway.

Featuring a wonderful period staircase to the first floor, original art deco doors, and attractive wooded flooring, the hallway makes for an impressive entrance and gives access to most Ground floor rooms.

To the rear of the home there is a lounge and dining room which are linked by an open archway making an impressive and spacious living area. Both rooms feature bay windows overlooking the rear garden and are finished with wooden flooring to match the hallway.

Doors lead from both reception rooms into a conservatory which overlooks and giving access on to the rear garden.

The kitchen is set to the front of property along with an adjacent morning/breakfast room which also has a large pantry/storage cupboard. The kitchen comes fitted with a good range of white units offering cupboards and drawers. There is a fitted Neff hob (gas) and oven with extractor over, and an integrated dishwasher and washing machine with plentiful space for a large/American style fridge/freezer.

Moving up to the first floor, the impressive staircase leads to an equally impressive landing which has a large window over leading to four first floor bedrooms and a large bathroom.

Bedrooms 1-3 all make for very generous double rooms with bedroom 4 making a smaller but still ample double rooms. The master bedroom comes complete with fitted wardrobes and has an en-suite shower room with built in vanity storage and a good-sized corner shower.

Measuring 12'11 x 9'4 the fully tiled main bathroom is spacious and has been luxuriously fitted featuring a free-standing bath, a shower area with wet floor, and a contrasting vanity unit with countertop hand wash basin and WC with concealed cistern.

From the landing a staircase leads to an attic room which is believed to be an original feature of the home. This versatile space is currently arranged as a study/music room but could equally make a further (5th) bedroom.

Outside, the property is set on a corner plot with walled boundaries. A dropped kerb and double gates lead to an attractive brick driveway which leads down the side of property and through a second set of double gates to a secure parking area, and a detached garage/store.

Mature trees offer the Southerly facing rear garden a good deal of seclusion. The gardens are laid with lawn, well stocked flower and shrub borders, and has a large patio towards the rear boundary.

This home presents a rare opportunity to acquire a spacious detached property within a quiet yet central location within a ten-minute walk of the town centre, local cliff tops, and Bournemouth's train station. We strongly advise internal viewing to appreciate its many fine attributes, we feel sure you won't be disappointed!



KEY POINTS

Detached home

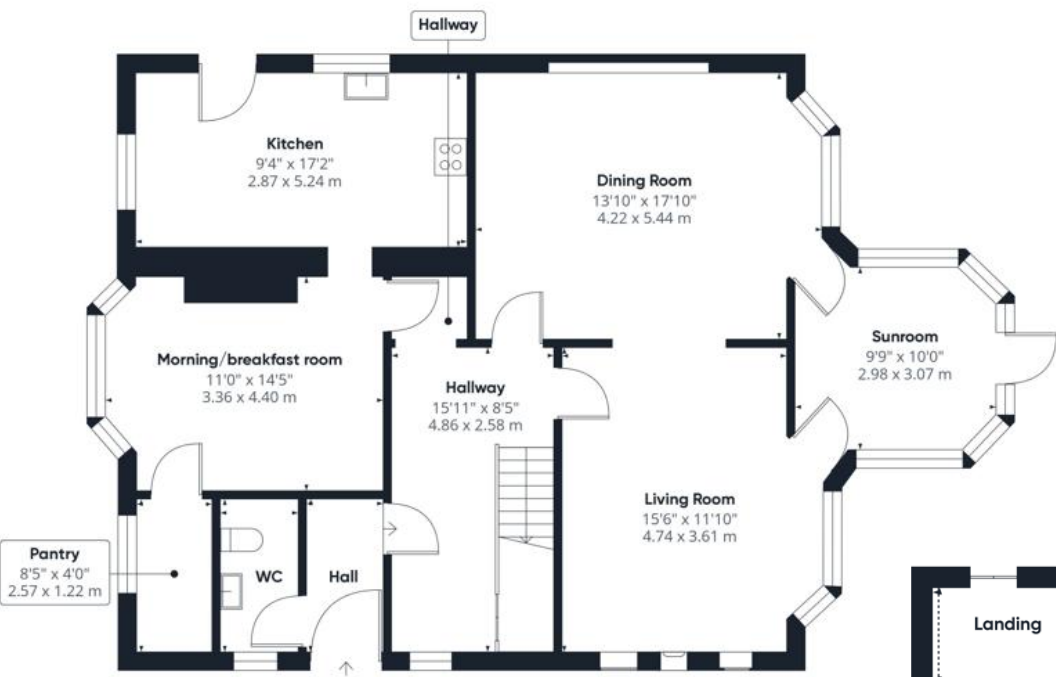
Generous accommodation

Large drive and garage

Many original features

Great location

Viewing a must!



Approximate total area⁽¹⁾

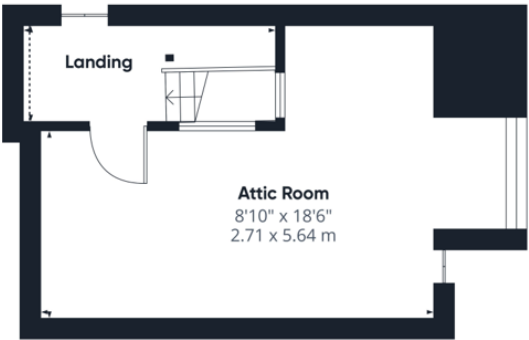
2350.09 ft²

218.33 m²

Reduced headroom

11.54 ft²

1.07 m²



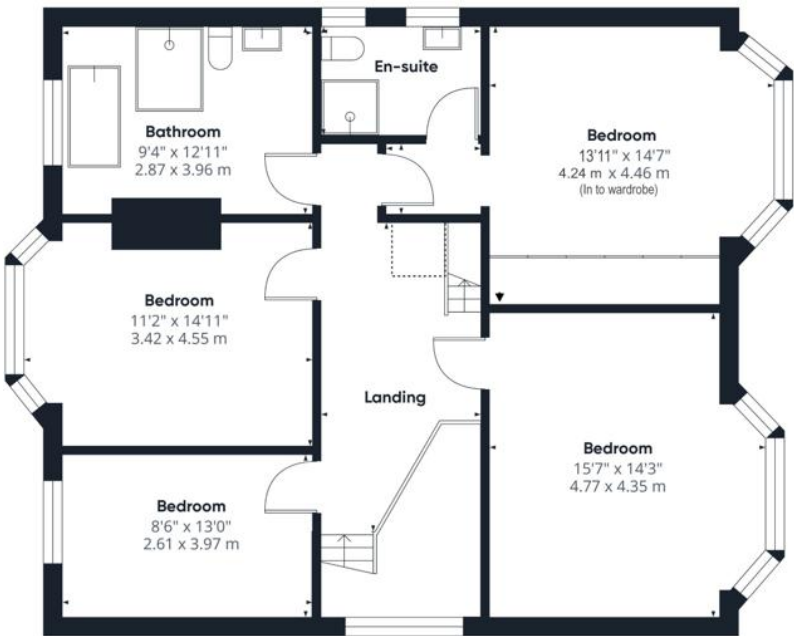
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Floor 1

GIRAFFE 360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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