

52 Ashford Road, Bournemouth, Dorset,
BH6 5QD

Guide Price **£525,000**



3

Bedrooms



3

Living



1

Bathroom



Y

Driveway Parking



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1992

THE PROPERTY PROFESSIONALS
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Three Bedroom Detached Family Home - Large Rear Garden!

THIS SUPERB THREE BEDROOM FAMILY HOME OFFERS OPEN-PLAN LIVING AND A WONDERFUL 100FT REAR GARDEN! SET IN A GREAT LOCATION, THIS TRULY IS NOT A HOME TO BE MISSED AND THEREFORE AN INTERNAL INSPECTION COMES HIGHLY RECOMMENDED!

This spacious three-bedroom detached family home, which offers a wonderful 100 foot rear garden, is set in a most convenient location, just a short distance from JP Morgan, Tesco express, The Royal Bournemouth hospital and the A35.

The property has been well looked after during our clients 15 years of ownership but due to the size of the garden, offers tremendous potential to extend and remodel if one desired.

Along with its three well-proportioned bedrooms and family bathroom, there is a sociable Open-Plan Kitchen dining area to the rear with a fully glazed conservatory offering access into the rear garden, a large formal living room set to the front with a feature wood burner and a ground floor WC neatly tucked away under the stairs.

Externally, to the front there is off road parking for a couple of cars, whilst the rear garden is an exceptionally generous size measuring close to 100 foot in length and being laid predominantly to lawn with a summerhouse, shed and outside store which houses the washing machine.

A wonderful family home, an internal inspection is an absolute must!

Tenure: Freehold

Parking: Driveway

Utilities: Mains Electricity/Gas/Water/Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: For more information refer to gov.uk.

Council Tax Band: D

EPC - 60 (D)

Method of heating: Gas Central Heating

Presence of double glazing: Yes



KEY POINTS

Three Bedrooms

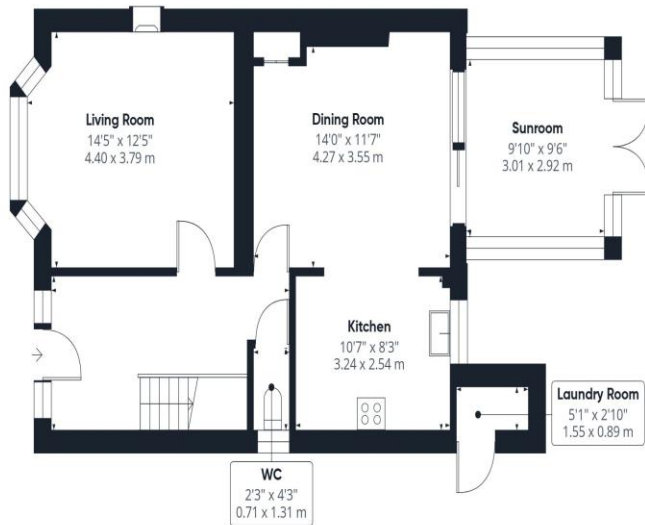
Detached

100ft Rear Garden

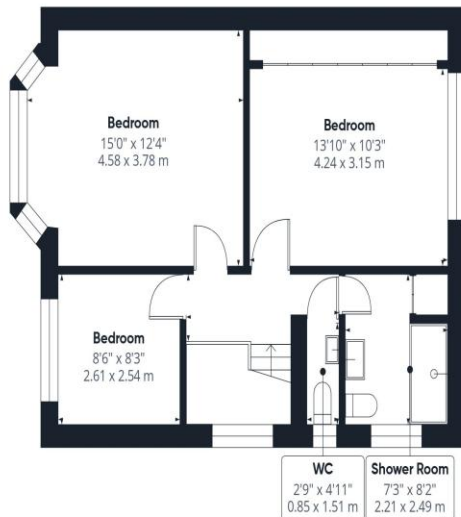
Open Plan Kitchen/ Diner

Driveway Parking

Modern Shower Room



Ground Floor



Floor 1



Approximate total area^m

1239 ft²
115.1 m²

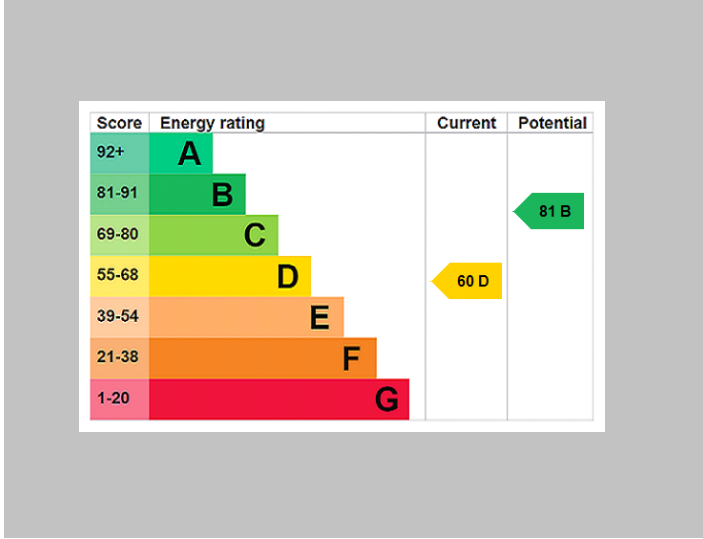
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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