

42 Brackendale Road, Bournemouth,  
Dorset, BH8 9JA

Offers over **£750,000**



4

Bedrooms



2

Living



2

Bathroom & En-suite



Drive & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*

# A stylish and well-located home that must be seen!

## **A WONDERFULLY PRESENTED, SPACIOUS, AND FLEXIBLE DETACHED HOME, SET JUST A SHORT DISTANCE FROM QUEENS PARK GOLF COURSE.**

Set within a well-regarded road and conveniently positioned close to the open spaces and leisure facilities of Queens Park Golf Course, this beautifully presented detached family home offers a wonderful blend of character, style and versatile living space.

The property has been superbly maintained and is presented to a very high standard throughout, with an immediately warm and welcoming feel. A number of attractive original-style features combine with tasteful modern improvements, including stripped wood internal doors, a beautiful staircase with stained glass window over, and well-balanced decor that enhances the natural light of the home.

The ground floor provides excellent reception space for day-to-day family life and entertaining. Of particular note is the impressive lounge, where exposed brickwork and a log burner create a stylish focal point and give the room real personality.

The remaining accommodation flows well and offers the practicality and flexibility expected of a quality family home, including a generous dining room, a modern kitchen with utility, and a ground floor WC.

On the first floor, there are four well-proportioned bedrooms, all presented in keeping with the rest of the house. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

A staircase rises to a modern loft conversion adding an excellent further dimension to the accommodation. This is a highly adaptable room that could be used as a study, chill out room, occasional guest space, or a hobbies room, depending on a buyer's individual needs and lifestyle.

Outside, the rear garden is a particular feature of the property, offering both space and privacy. A large terrace immediately adjoins the house and provides the perfect setting for outdoor dining, entertaining or simply enjoying the outlook over the garden. Steps and a landscaped pathway lead down to a lawned area, beyond which the garden extends to a more natural section to the rear boundary, creating a lovely sense of depth and a mature, established backdrop.

A driveway to the front provides plentiful off-road parking and has an EV charging point. The driveway then continuing down the side of property to a detached garage which offers great storage.

With beautifully presented accommodation, character features, generous outdoor space and a versatile loft room, all within easy reach of Queens Park Golf Course and the wider amenities of Bournemouth, this is an excellent family home!



## **KEY POINTS**

**Detached house**

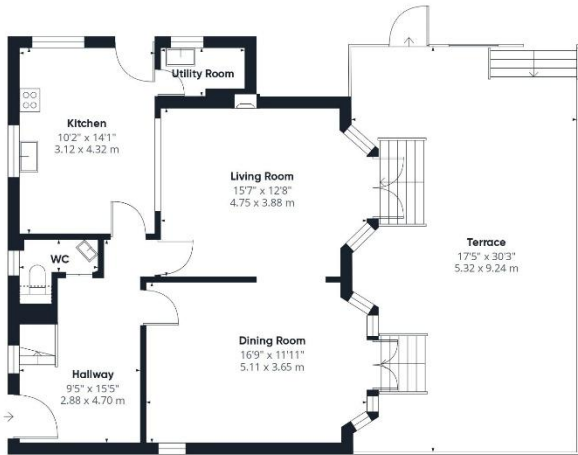
**Four bedrooms + loft room**

**Two reception rooms**

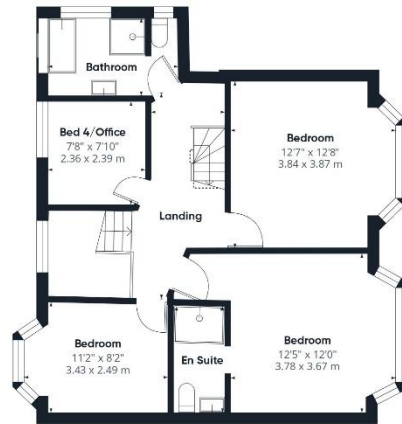
**Beautiful gardens**

**Driveway and garage**

**Excellent presentation**



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1498 ft<sup>2</sup>  
139 m<sup>2</sup>

**Balconies and terraces**

493 ft<sup>2</sup>  
45.8 m<sup>2</sup>

**Reduced headroom**

59 ft<sup>2</sup>  
5.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

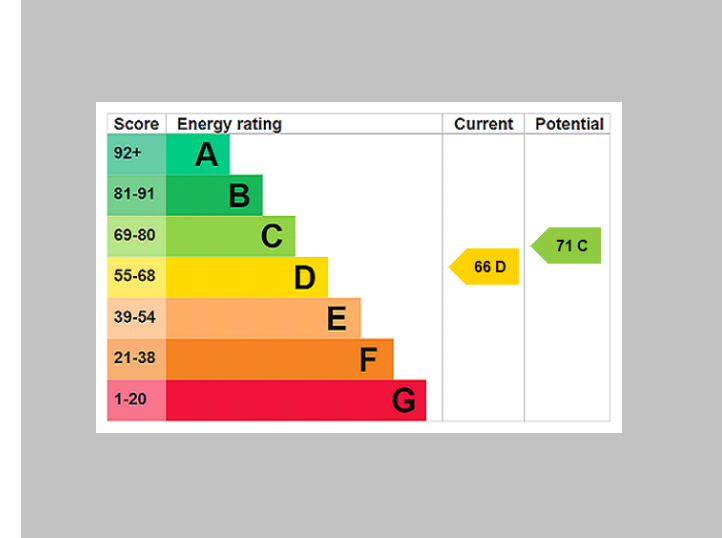
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**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.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
 01202 428555 | sales@sladessouthbourne.co.uk  
 Website www.sladeshomes.co.uk

