



267 Windham Road  
Bournemouth, BH1 4RE



A well presented cottage style home with 3 bedrooms and a large open plan living area situated close to Kings Park and offered with no chain.

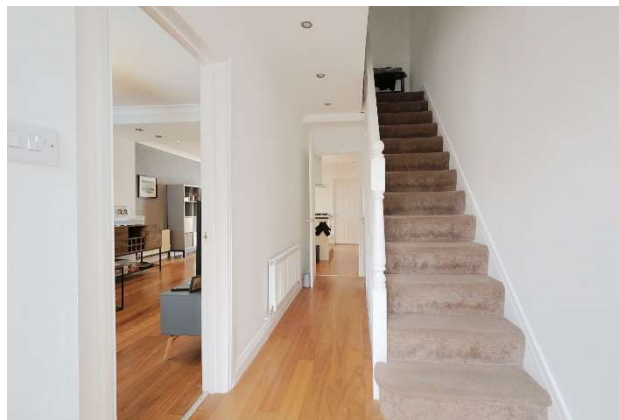
- Entrance hall
- Sitting room
- Open plan kitchen/dining room
- Downstairs wc
- 3 bedrooms
- Large, modern family bathroom
- Garden
- Driveway parking
- Gas central heating
- Double glazed
- No chain

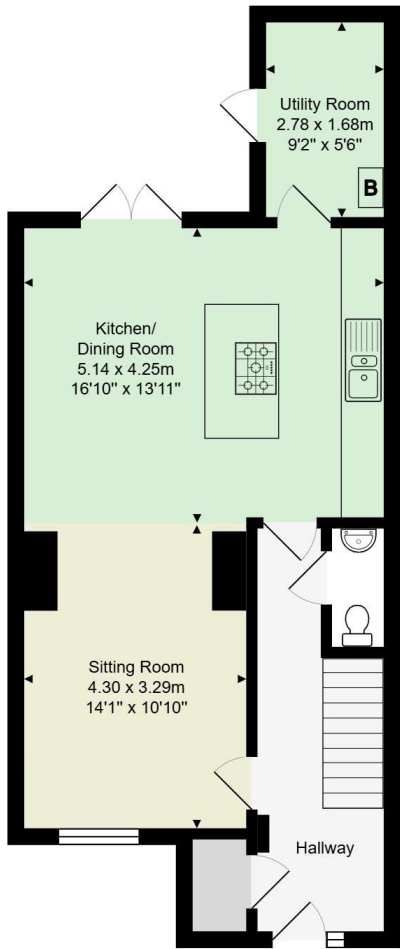
**ASKING PRICE:**

£350,000 (freehold)

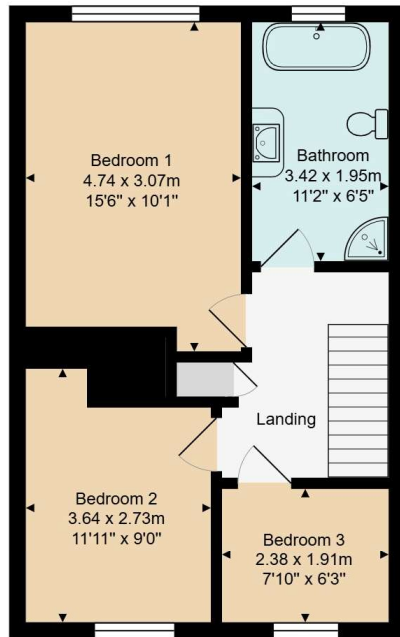
**EPC RATING:**

Band - C



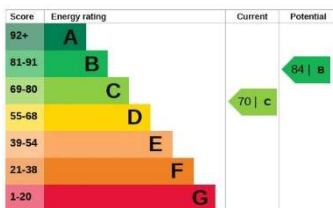


Ground Floor  
Area: approx 53.1 m<sup>2</sup> ... 572 ft<sup>2</sup>



First Floor  
Area: approx 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## PROPERTY DESCRIPTION

A charming cottage-style home, beautifully updated in recent years and conveniently situated in a popular residential location close to Kings Park. This attractive property provides well-proportioned accommodation ideal for families, first-time buyers or those seeking easy access to local amenities and transport links.

The accommodation briefly comprises a welcoming entrance hall with stairs rising to the first-floor accommodation together with a useful hallway storage cupboard.

To the front of the property, the sitting room enjoys a pleasant outlook and offers a cosy yet bright living space. An open archway leads through to the spacious kitchen/dining room, creating a sociable open-plan feel ideal for both everyday living and entertaining.

The kitchen is fitted with a good range of matching base and eye-level units complemented by a central island providing additional preparation and storage space. Fitted appliances include a double oven, gas hob and fridge/freezer. A separate utility room is a particularly useful addition, offering excellent storage along with space and plumbing for further appliances.

Upstairs, there are three bedrooms, with the principal bedroom being especially spacious. The family bathroom is another standout feature of the property, generously sized and fitted with a four-piece suite comprising a bath, separate shower cubicle, WC and wash basin.

Externally, the property benefits from a shingle driveway to the front providing off-road parking. The rear garden has been designed with ease of maintenance in mind, predominantly laid to shingle and enclosed by timber fencing. A side gate provides rear access via the neighbouring garden.

## LOCAL AREA

Windham Road is ideally positioned close to Kings Park, one of Bournemouth's most popular recreational areas, offering open green space, walking routes and sports facilities. The property is also conveniently located for the amenities of Boscombe and Southbourne, both of which offer a wide range of independent shops, cafés, restaurants, supermarkets and access to the beach.

Bournemouth town centre is within easy reach and provides extensive shopping and leisure facilities together with award-winning sandy beaches and a vibrant coastal atmosphere. Excellent transport links are nearby, including regular bus routes and Bournemouth railway station with direct services to London Waterloo, making the area particularly appealing for commuters and families alike.

## ADDITIONAL INFORMATION

Council tax – C



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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