



10 MEON ROAD
BOURNEMOUTH
BH7 6PN

GUIDE PRICE
£750,000 - £775,000
FREEHOLD

“A fully refurbished,
modernised, ‘turn key’
four bedroom, three
bathroom detached
family home set on a
large corner plot with
off road parking for
five vehicles“

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for every step...

GUIDE PRICE £750,000 - £775,000

Four Bedrooms
Three Bathrooms
Fully Refurbished Throughout
Open-plan Kitchen / Dining Room
New Plumbing
New Wiring
New Roof
Detached Garage
Off Road Parking For Five Vehicles
Expansive Wrap Around Garden
EPC: D | COUNCIL TAX: E | FREEHOLD: I

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Why Meon Road?

This exceptional family home enjoys a convenient location in the heart of Boscombe East. Boscombe East enjoys leafy tree lined avenues with most of the properties built circa 1930. 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 playpark 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.

This four bedroom, three bathroom detached family home has undergone a full refurbishment including a new roof, plumbing and re wire. The open plan kitchen / dining room enjoys a dual aspect, flooring the room with natural light with bi-fold doors giving direct access to the rear garden. The kitchen has been

fitted with a range of modern cabinets, top the range integrated appliances with quartz counter tops to complement. There is a separate lounge with a feature bay window and fire place.

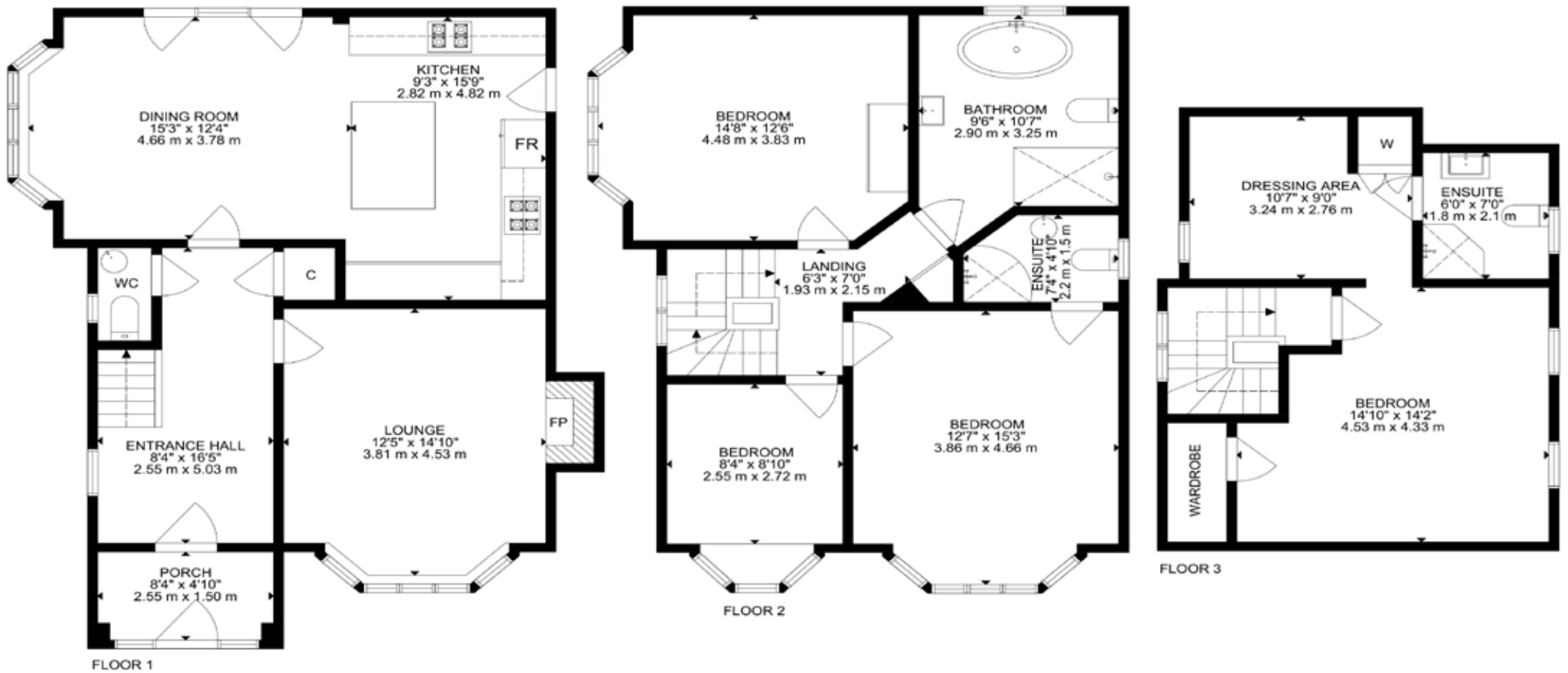
Located on the first floor are three double bedrooms with bedroom two benefiting from an en-suite shower room. The family bathroom has been sumptuously fitted with a stand alone bath, walk in double shower, wash hand basin, wc with stylish part tiled walls and flooring.

A further return staircase leads to the main suite which includes a spacious bedroom area, fitted dressing area and an en-suite shower room.

Outside, the wrap around garden features a large decking area, a shingle patio ideal for outside dining, mature flower beds with the remainder laid to lawn.







GROSS INTERNAL AREA
 FLOOR 1: 732 SQ FT, 68 m², FLOOR 2: 688 SQ FT, 64 m², FLOOR 3: 409 SQ FT, 38 m²
 TOTAL: 1829 SQ FT, 170 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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