



## WREN CRESCENT, POOLE, BH12

### OIEO £425,000 FREEHOLD

This beautifully refurbished detached bungalow has been modernised by the current owners to an extremely high standard and is conveniently situated in the ever-popular Coy Pond area. Featuring a brand new kitchen, new heating system throughout and contemporary bathroom the property is located close to the superb range of shops, bars and restaurants at Westbourne Village and also the award winning sandy beaches. Offered with NO FORWARD CHAIN this property must be viewed.

Fully Refurbished Three Bedroom Detached Bungalow | Contemporary Kitchen | Coy Pond Location | Modern Bathroom | Garage | New Boiler | Ample Driveway Parking | Bright and Airy Feel Throughout | Grey Carpets

Westbourne | 01202 767633 |

Winkworth



## LOCATION

The property is situated close to the leisure and shopping facilities of Westbourne with bus routes to Bournemouth and surrounding areas and a particular feature is the direct and delightful walk through Bournemouth Gardens which lead to Westbourne and then Bournemouth Town Centre and Bournemouth Pier.

Coy Pond is renowned for its beautiful willow trees and sylvan walk alongside a gentle stream which snakes through the pleasure gardens, finally coming to rest in Bournemouth which boasts renowned award-winning Blue Flag beaches which stretch through to Sandbanks in Poole which holds many events and activities throughout the year.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



## DESCRIPTION

The bungalow is accessed via a large driveway to the front providing off road parking for multiple vehicles and this in turn leads to the integrated garage. From the driveway, steps lead to the newly fitted front door.

The entrance hallway is bright and houses a large storage cupboard suitable for coats and shoes and providing doors to the living room to the left and kitchen to the right. The lounge has been fitted with new grey carpets and is an extremely light room featuring double aspects with the larger of the double glazed windows looking over the front garden. The living room has been opened up to an internal hallway providing further space and leading onto the rooms to the rear of the property.

The kitchen breakfast room is arguably the best space in the bungalow. Newly fitted to include contemporary style, matt effect floor and wall mounted cupboard and drawer units and adjoining work surfaces giving a luxury feel. There is a built in single oven, integrated fridge freezer, dishwasher, washing machine and vertical radiator as well as a well appointed breakfast bar suitable for stool seating. The kitchen also provides access to the back garden via a UPVC double glazed door.

Located to the rear of the property are three well-proportioned bedrooms with the master and second bedroom enjoying garden outlooks. All bedrooms have been redecorated and modernised to an exact finish and have room for double beds as required. The family bathroom features a free standing bath and fully tiled feature wall as well as vanity unit with inset wash hand basin and a low level wc.

The rear garden has mainly been laid to lawn but also profits from a large decking area ideal for entertaining and provides back access to the garage. The property has been fitted with a new combi boiler and rewired.



TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

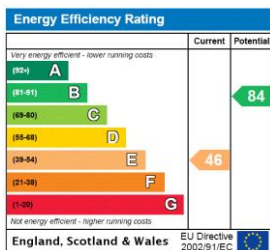
**COUNCIL TAX BAND: E**

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP Council

## AT A GLANCE

- Fully Refurbished Three Bedroom Detached Bungalow
- Contemporary Kitchen
- Coy Pond Location
- Modern Bathroom
- Garage
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