



# Ashford Road, Boscombe East, Bournemouth, Dorset, BH6 5QD

**Guide Price £575,000**

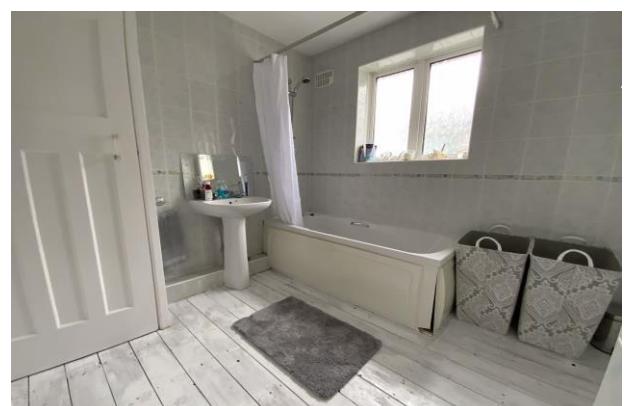
Three Bedroom Extended Detached House | Porch | Hallway | Downstairs W/C Utility Room | Lounge | Superb 26' x 23' Open Plan Living Room & Kitchen Diner Landing | Three Good Sized Bedrooms | Large Bathroom | Off Street Parking 80' Rear Garden | Garden Room/Office | No Chain



A superbly presented three bedroom, extended detached house set in a quiet tree lined residential road conveniently situated for local shops at Iford and close to Bournemouth hospital, J P Morgan, and Tesco Extra Supermarket. The current owners have added a full-width rear extension to create a superb 26' x 23' open-plan kitchen, diner and family room. Features include UPVC double glazing, gas central heating with Worcester Boiler, downstairs w/c, utility room, three good sized bedrooms, large bathroom, 80' rear garden and a Timber Cabin Garden Room. No Chain. Must be viewed!



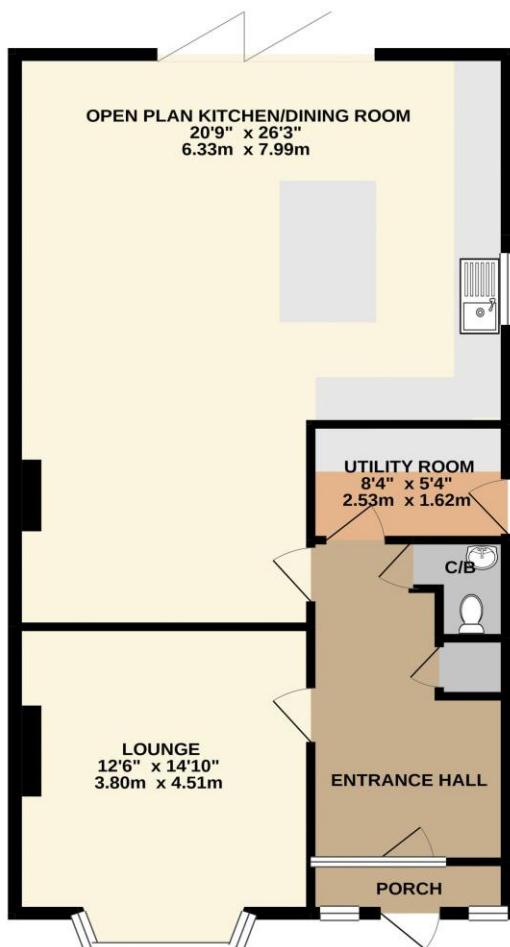
Enter via the porch into the bright hallway with stairs to first floor, understairs cupboard and ground floor cloakroom. To the front is the cosy lounge with bay window and real wood burning stove. To the rear is the most impressive open plan kitchen and family room which features tiled flooring, gas stove, extensive range of wall and base units with contrasting worksurfaces over and large kitchen island with LED lighting and range of appliances to include Neff double oven, Samsung fridge/freezer and dishwasher; there are bi folding doors leading to the patio and window to the side aspect. There is also a useful utility room with plumbing for washer and dryer and door to side aspect. Upstairs there are three genuinely good sized bedrooms and a large bathroom with three piece suite. Access to loft space.



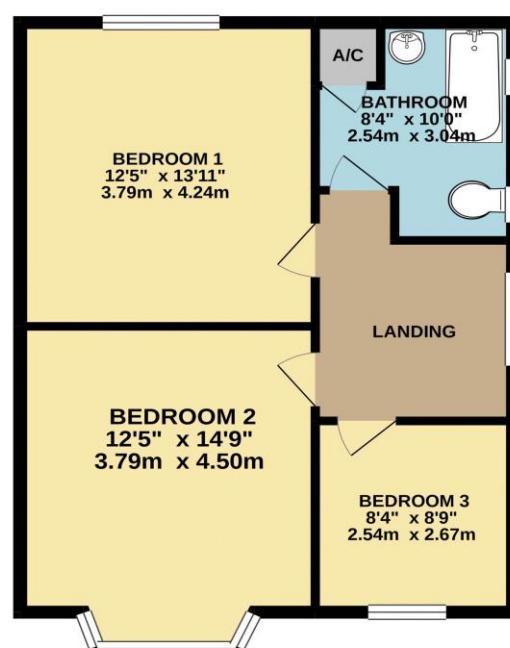
Outside, at the front of the property there is off street parking for 3/4 cars plus double gated side driveway. To the rear is an 80' garden with newly laid patio area with lighting and a large lawn area. Timber garden room measuring 5.3m x 3.8m with power, light and internet connection. Two further storage sheds. Sunny aspect.

EPC Rating: Band D

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq ft. (129.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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