

P S

43 Glenmoor Road, Talbot Park, Bournemouth - BH9 2LE

£460,000







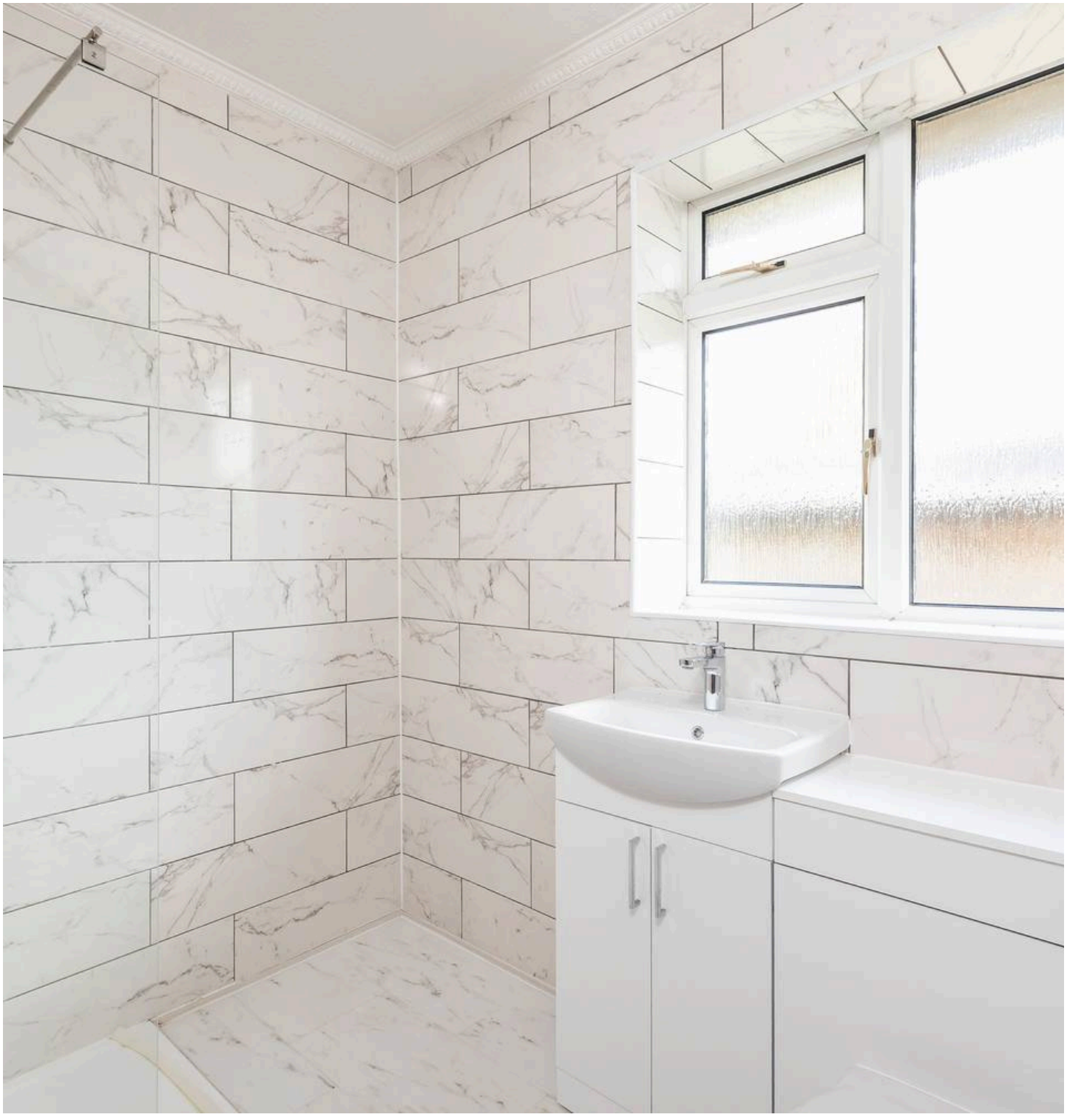


43 Glenmoor Road

Bournemouth

A traditional 1920s/30s house extending to approximately 1,576 sq. ft., with four bedrooms, a family shower room, two reception rooms and a conservatory overlooking a level rear garden. Coloured leaded glazing, picture rails and a solid wood staircase retain the home's character, with generous room sizes providing flexibility for family living.

- OPEN HOUSE 10am - 11am Saturday 7th November
- Traditional 1920s/30s family home with charming character details
- Internal area or approximately: 1576.5 sq. ft.
- No forward Chain
- Welcoming entrance hall with a solid wood spindled staircase
- Bright bay-fronted lounge with a feature fireplace
- Separate dining room and conservatory with garden access
- Generous kitchen/breakfast room and ground floor cloakroom
- Level rear garden with a paved patio, greenhouse and shed
- Large single garage and ample off-road parking
- Convenient for local amenities, schools and transport links;
- Council Tax Band E: £2,933.31
- EPC Rating: D



Coloured leaded glazing in the front door gives an early glimpse of this home's traditional character, with a covered porch providing a sheltered entrance. Inside, the spacious hallway features a solid wood staircase with a spindled balustrade, picture rails and useful understairs storage. The front lounge is a bright, generously proportioned room, with a broad, double-glazed bay window and a feature fireplace creating a comfortable setting for everyday living. To the rear, the separate dining room connects through double doors to the conservatory, providing a versatile space for relaxing and entertaining, with direct garden access.

The kitchen/breakfast room has an extensive range of high-gloss wall and base units, space for appliances and room for a breakfast table.

Upstairs, a coloured leaded window brings light and character to the landing. The principal bedroom has a front-facing bay window, fitted wardrobes and a vanity washbasin. Overlooking the rear garden, the second double bedroom also includes fitted wardrobes and a washbasin. Two single bedrooms provide options for children, guests or a home office. A fully tiled family shower room serves all four bedrooms.

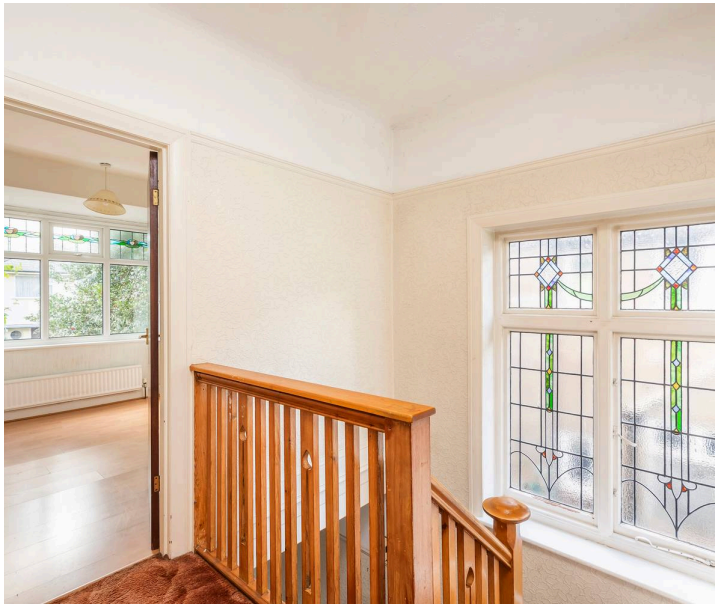
The level rear garden is enclosed by fencing to three sides, with a paved patio adjoining the house. A greenhouse and shed provide space for gardening and storage. The driveway offers ample parking and access to the large single garage.

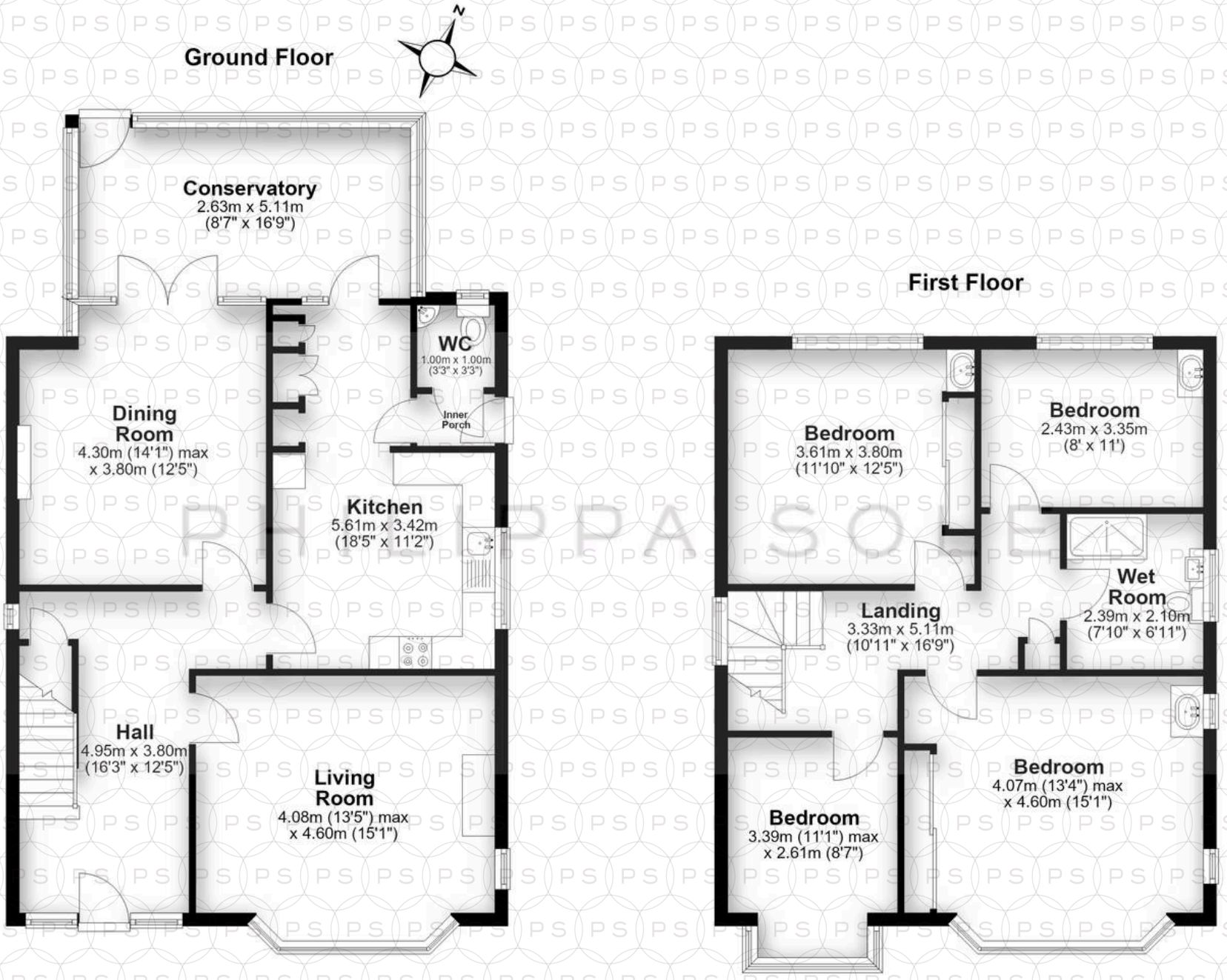
Nearby Waitrose, local cafés, shops and highly regarded schools are all within walking distance. Winton Recreation Ground offers tennis courts, a cycle track, a cricket pitch, a children's play area and a café, providing space for recreation beyond the garden. Bournemouth sandy bathing beaches are a particular attraction, perfect for swimming and days out walking along the promenade.

For travel further afield, Bournemouth railway station offers direct services to London Waterloo, while Bournemouth Airport provides flights to UK and international destinations. Together, these connections make the area a practical base for both work and leisure.









Total area: approx. 146.5 sq. metres (1576.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas.
To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

43 Glenmoor Road, Bournemouth



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.