



STRATTON OAK ESTATES

5 Tyndale Close, Bournemouth, BH9 3SF  
£675,000

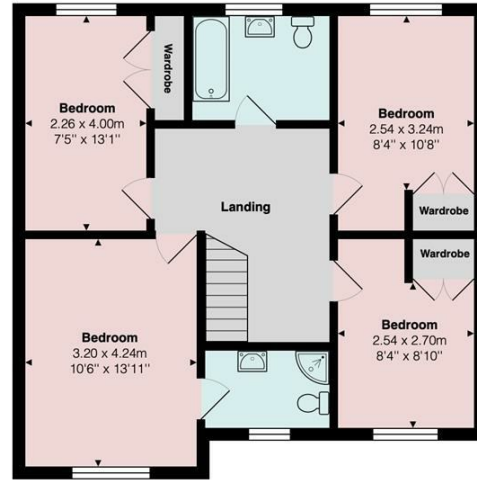
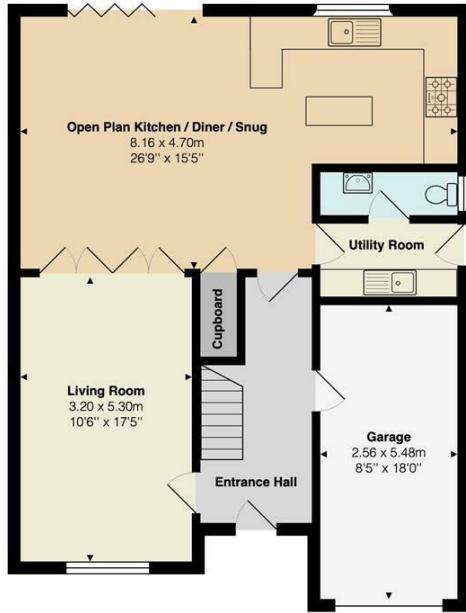
Immaculately presented throughout, fully extended to deliver a SHOW STOPPING KITCHEN / DINER / SNUG. This stunning living space enjoys bi-folds that open to the rear garden and the MASTER SUITE is EXCEPTIONAL making this a must see property! All ideally located in the sought after Tudor Park within excellent school catchment and within easy reach of the Nature Reserve.

- Immaculately presented home ideally located in the sought after Tudor Park with direct access to Muscliff Park off the garden.
- A show stopper kitchen with an abundance of high tech appliances & features, custom built Skylight, bespoke island and quartz worktops.
- Open plan kitchen/dining/snug with parquet karndeian flooring running throughout and underfloor heating.
- Separate lounge with bi-fold Oak doors to extend the entertainment space if desired.
- Exquisite Master Suite with fully fitted wardrobes, cabrio balcony and luxury bathroom.
- Three additional double rooms all with air conditioning and a further ensuite plus family bathroom.
- Large resin bound driveway, integral garage.
- School catchment for both Epiphany and Muscliff Primary's





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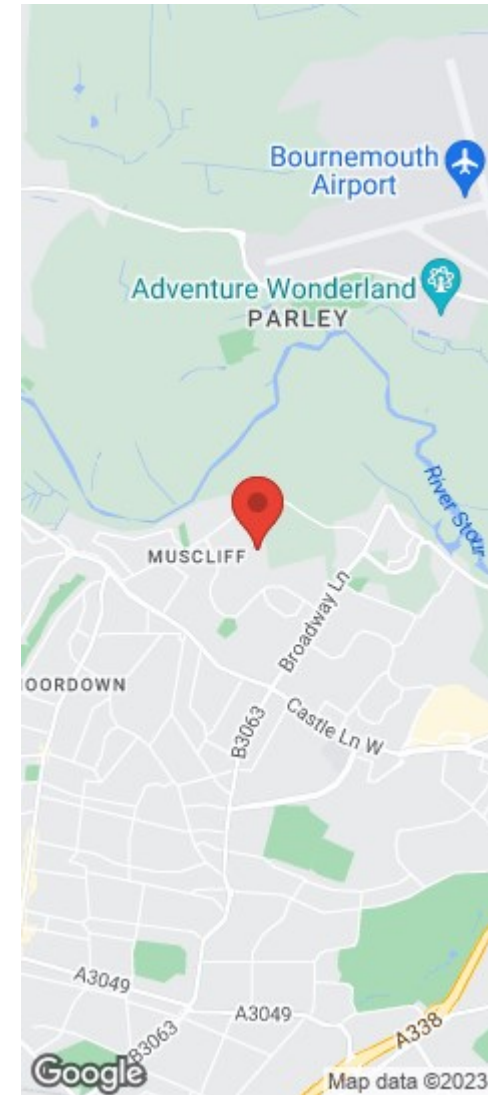
Total Area: 190.8 m<sup>2</sup> ... 2053 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-94) A		(10-11) A	
(81-91) B		(12-14) B	
(69-80) C		(15-17) C	
(55-68) D		(18-24) D	
(39-54) E		(25-29) E	
(21-38) F		(30-33) F	
(1-20) G		(34-38) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: 73 (Current), 81 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 67 (Current), 76 (Potential)



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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