



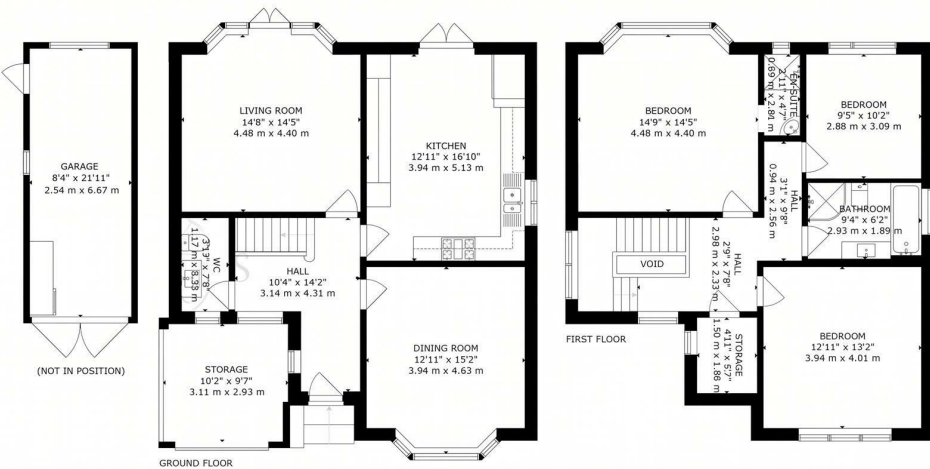
STRATTON OAK ESTATES



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61 Durrington Road, Bournemouth, BH7 6PY
Guide Price £600,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
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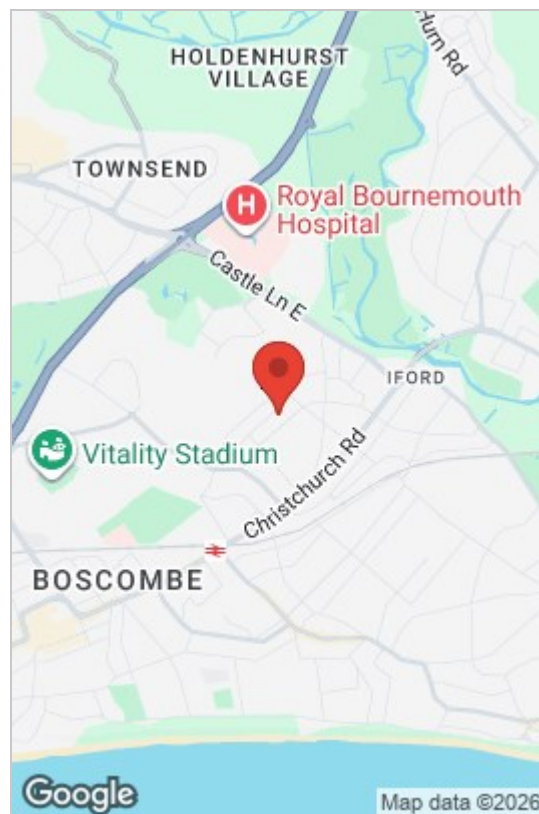


GROSS INTERNAL AREA
GROUND FLOOR: 781 sq.ft, 73 m², FIRST FLOOR: 759 sq.ft, 71 m²
EXCLUDED AREAS: STORAGE: 97 sq.ft, 9 m², GARAGE: 182 sq.ft, 17 m²
TOTAL: 1540 sq.ft, 144 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



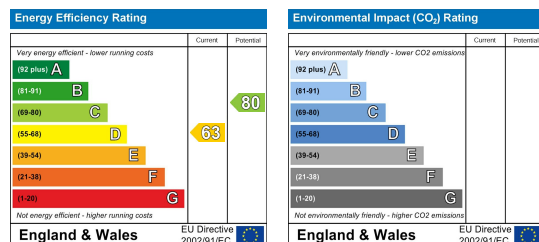
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- Detached three-bedroom family home – well-proportioned accommodation arranged over two floors, offering plenty of flexibility for modern family living.
- Gated frontage with extensive parking – ample off-road parking to the front, together with a garage, secure storage and side access through double gates.
- South-east facing rear garden – arranged across two levels with lawn, established planting and a feature pond.
- Two separate reception spaces – currently arranged as a dining room and comfortable lounge, with the rear reception room opening directly onto the garden.
- Principal bedroom with private en-suite – a generous main bedroom complemented by its own fully tiled shower room.
- Convenient Boscombe East position – well placed for Bournemouth Hospital, the A338, local schools and Pokesdown railway station, with Southbourne and the coast also within easy reach.



** Guide Price £600,000 - £650,000 ** Three-bedroom detached family home offering spacious and versatile accommodation, two reception rooms and a fantastic south-east facing garden arranged over two levels. The property also benefits from a large garage, ample driveway parking, an en-suite to the principal bedroom and a useful additional first-floor room. Ideally located in Boscombe East, close to Bournemouth Hospital, the A338, local schools, transport links and Southbourne's beaches.



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.