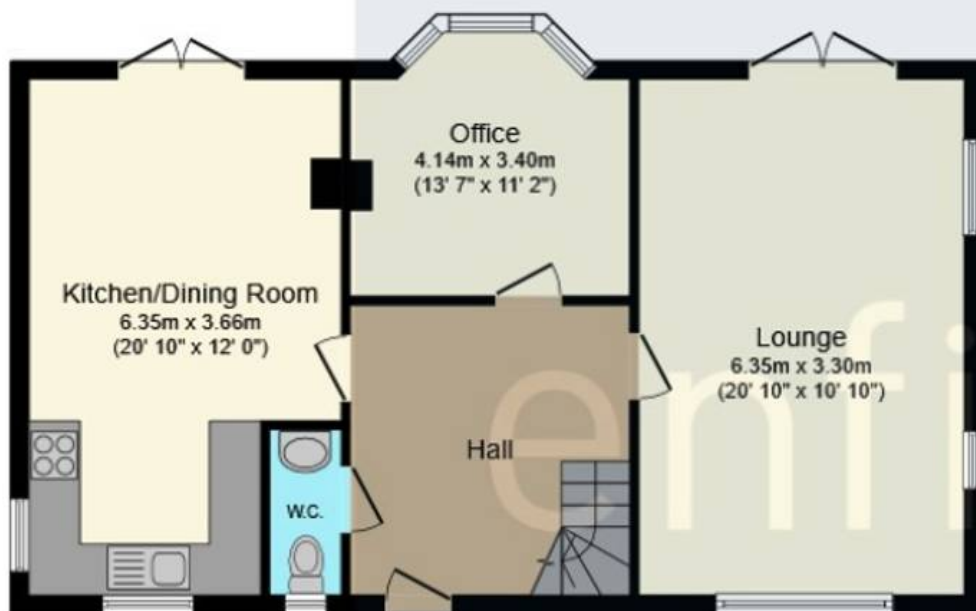




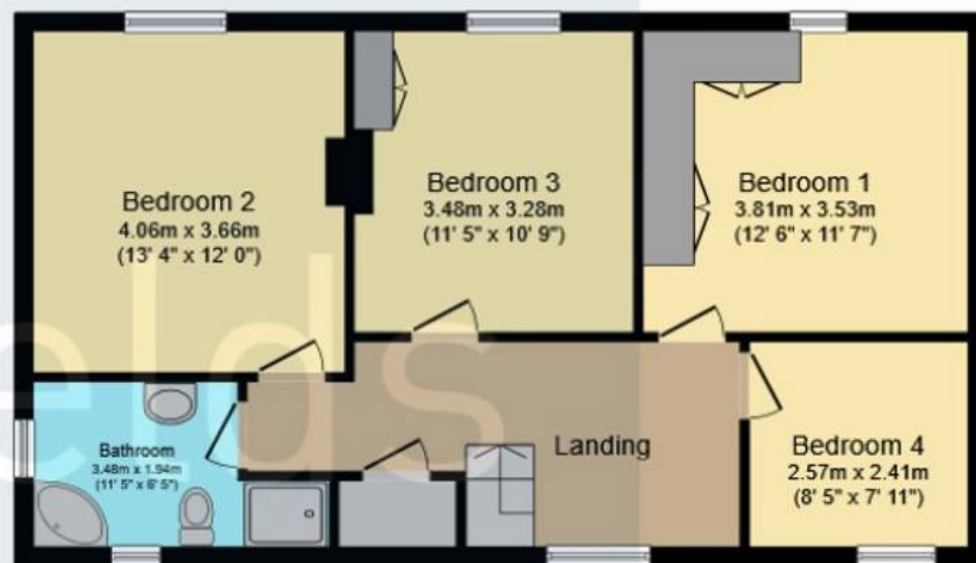
40 Eldon Road, Bournemouth
Bournemouth

In Excess of **£475,000**





Ground Floor



First Floor

ESTATE AGENTS

Total floor area: 133.2 sq.m. (1,434 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



40 Eldon Road

Built in 1926 and lovingly owned by the current family since 2000, this attractive four-bedroom detached home occupies a generous corner plot in the sought-after Talbot Park area. Offering a wonderful balance of character, space and privacy, the property enjoys a large south-facing wrap-around garden, excellent parking and a detached garage. Set back from the road, the home has an appealing frontage and a welcoming feel from the moment you arrive. The mature gardens and established planting provide a good degree of privacy, while the sizeable plot offers plenty of outdoor space for families to enjoy.

The accommodation begins with a spacious entrance hall, to the left is a stunning kitchen/dining room which stretches the full length of the property. This beautiful space features exposed brick walls, ample room for dining and entertaining, and double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The ground floor also benefits from a downstairs WC, a spacious light filled lounge with original stained- glass windows and double doors to the garden. There is also an additional reception room, offering flexibility as a playroom, home office, study or snug. Throughout the home there is a warm and inviting atmosphere, with rooms that feel both spacious and comfortable.

Upstairs, a generous landing is flooded with natural light from a large window, creating a bright and airy first impression. There are three double bedrooms and a spacious fourth bedroom, along with a large family bathroom featuring a corner bath and separate shower. The principal bedroom benefits from built-in wardrobes, providing excellent storage, while a large and easily accessible loft offers further practical space.

Outside, the south-facing wrap-around garden is a real highlight of the property. The generous plot provides plenty of room for children to play, gardening enthusiasts to enjoy, or simply for relaxing and entertaining in a private setting. There is also off-road parking and a detached garage.