



HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom detached character family home located in the premier Queens Park location within walking distance of the Grammar Schools and easy reach of the popular Queens Park Golf Course, JP Morgan and Bournemouth Hospital. The property is only a short distance from Bournemouth Town Centre and provides easy access to main transport links. The property, retaining many original features, has been beautifully maintained by the current owners and offers two large reception rooms, two modern bath/shower rooms, off road parking with garage and a spacious wrap around garden.

When entering the property you are welcomed by an open hallway which features a traditional staircase leading to the first floor. Towards the rear of the property is the open planned kitchen and dining area which has an island and breakfast bar. The kitchen has been extended to include a utility room where there is space for a washing machine, tumble dryer, and fridge freezer, there are also a variety of wall and floor mounted cupboards. Double doors from the utility room lead onto a sunny aspect rear garden. On the ground floor are two reception rooms, both feature working open fireplaces and bay windows. A WC completes the ground floor accommodation.

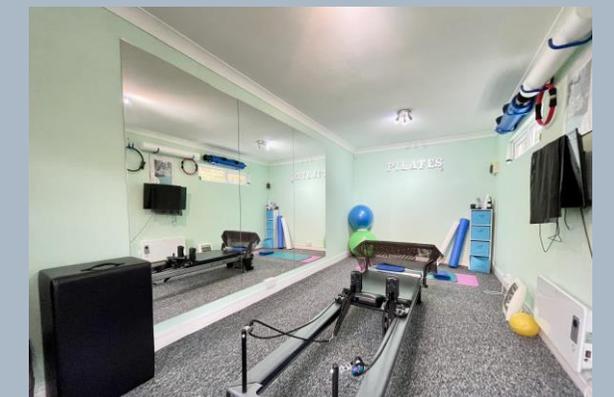
Situated on the first floor are the properties four bedrooms, three of which are generously sized double rooms with fitted wardrobes. The first floor is complete with a modern family bathroom comprising a WC, wash hand basin, a roll top bath and a walk in shower.

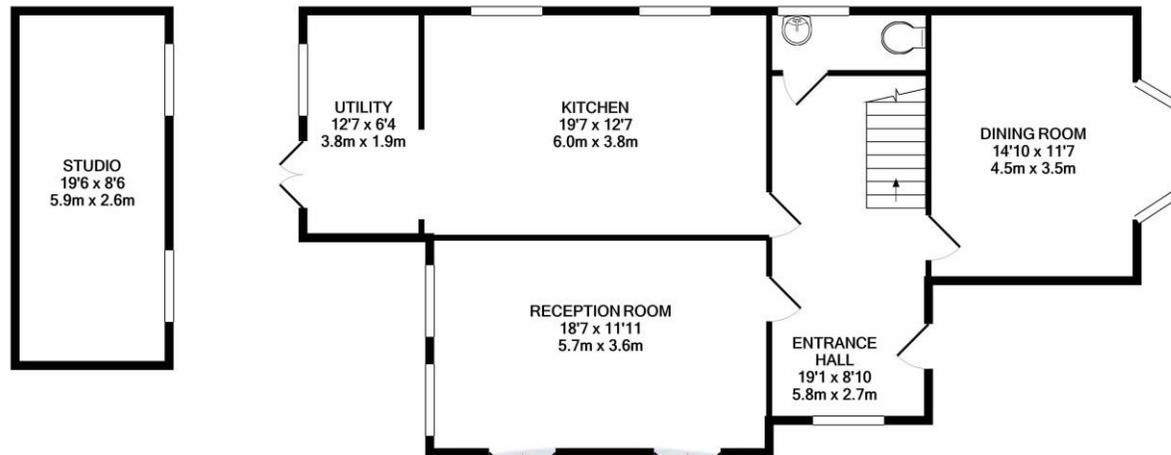
Externally the property has an impressive wrap around garden laid to lawn with a raised decking area for outdoor entertaining. The rear of the property also features a home studio with working electricity which is currently being used as a Pilates studio.

Council Tax Band: E

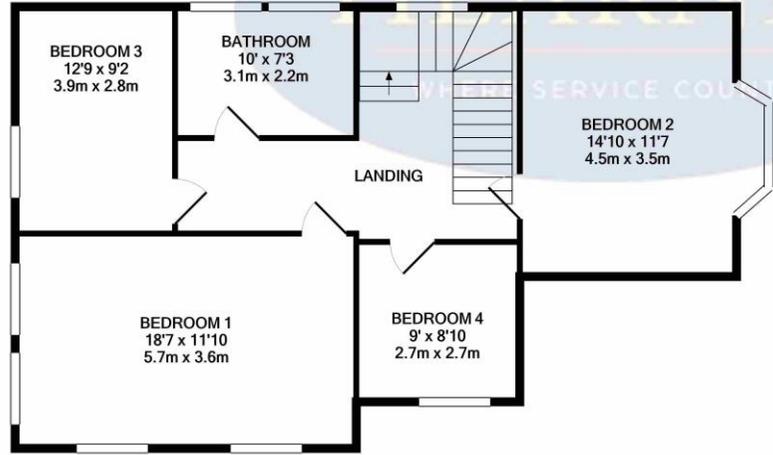
EPC Rating: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 1095 SQ.FT.
(101.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 844 SQ.FT.
(78.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1939 SQ.FT. (180.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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