



HEARNES
WHERE SERVICE COUNTS

**Howard Road, Queens Park
Bournemouth, Dorset, BH8 9EA**

Howard Road, Queens Park, Bournemouth, Dorset, BH8 9EA

FREEHOLD

A truly stunning three double bedroom character home located in the highly sought after Queens Park location within easy reach of Bournemouth Town Centre, main transport links and the ever popular Queens Park Golf Course. The property has been superbly maintained and updated by the current owners whilst retaining many original features with accommodation benefitting from two reception rooms, a spacious kitchen/breakfast room along with three double bedrooms and two bath/shower rooms.

On entering the property a bright and spacious hallway with stairs leading to the first floor provides access to all ground floor accommodation. A triple aspect living room runs with width of the property and has a feature fireplace with exposed brick and double doors providing access to the rear garden. The second reception room overlooks the front aspect and features stunning parquet flooring. To the rear is a large kitchen/breakfast room offering a comprehensive range of floor and wall mounted units, finished with a contrasting worksurface and a number of integrated appliances. Completing the ground floor accommodation is a WC.

Situated on the first floor are the property's three bedrooms all of which are a generous size. Bedrooms one and two benefit from individual ensuite shower rooms and two and three feature fitted wardrobes. Completing the first floor accommodation is modern family bathroom comprising a wash hand basin, WC and bath with shower over.

Externally the property is situated within beautifully maintained landscaped gardens offering a selection of tiered levels each with various seating and entertaining areas. Adjoining the rear of the property is a wonderful outdoor dining area with brick feature BBQ and impressive seating area. To the front of the property ample off road parking leads to a garage.

EPC: E **COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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.



Howard Road, Bournemouth, BH8

Approximate Area = 1563 sq ft / 145.2 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1757 sq ft / 163.1 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1106845

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

