



HEARNES

WHERE SERVICE COUNTS



A beautifully presented four-bedroom chalet-style home, ideally located in the ever-popular Queens Park area of Bournemouth. The property benefits from an impressive entrance hall featuring exposed brickwork and beams, bespoke open plan kitchen/dining room, two reception rooms, downstairs bathroom and four double bedrooms. Queens Park remains one of Bournemouth's most sought-after locations, with a number of excellent local amenities close at hand including Park School, Queens Park Golf Course, JP Morgan and Bournemouth Hospital.

Upon entering the property, you are welcomed by a spacious entrance hall with exposed brick and wooden beams. At the heart of the home lies a spacious open-plan kitchen/dining area with a central island and breakfast bar. The bespoke kitchen is fitted with a range of base and eye-level units, contrasting work surfaces, an integrated dishwasher, space for a range cooker, and a useful utility cupboard. There is ample room for a dining table, making this a superb space for family living and entertaining. To the rear, a separate reception room enjoys sliding doors opening onto the garden, while to the front, double doors lead into a bright and impressive living room. This room benefits from two feature fireplaces and French doors that open to the front of the property. The converted garage offers ample space for a study area, with double doors opening to the front aspect and an additional single door providing access to the garden. Completing the ground floor is a modern bathroom fitted with a WC, wash basin, and bath with shower over.

On the first floor there are four double bedrooms including a primary suite with shower room and balcony overlooking the rear garden with ample space for a table and chairs. A further separate WC completes the first-floor accommodation.

Externally, the property benefits from a secluded rear garden, featuring a patio area adjoining the house and a raised decked area to the rear. To the front, a secure gated driveway provides off-road parking for multiple vehicles and gives access to the garage.

**Council Tax Band: E**

**EPC Rating: TBC**

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission and misstatement. 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.  
Plan produced using PlanUp.

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