



HEARNES

WHERE SERVICE COUNTS

A well-proportioned and versatile detached family home situated on the highly regarded Queens Park Avenue, set back from the road and occupying a generous south-facing plot within one of Bournemouth's most popular residential locations, offering spacious and well-presented four-bedroom accommodation extending to approximately 1,883 sq. ft. Queens Park Avenue is conveniently located close to Queens Park Golf Course, local schools, and offers excellent access to JP Morgan, Bournemouth Hospital and transport links.

The property is approached via a driveway providing access to the double garage and a welcoming entrance hall, which gives access to the main ground floor accommodation and stairs rising to the first floor. The ground floor offers a balanced layout ideal for modern family living, with a spacious dual aspect living room enjoying an outlook over the rear garden and direct access to a bright conservatory, creating an excellent additional reception space. The kitchen/breakfast room is well proportioned and positioned to the rear of the property, complemented by a separate utility room with external access. A formal dining room sits adjacent, making this an ideal layout for entertaining. Also on the ground floor is a useful home office, along with a ground floor WC.

The first floor comprises four bedrooms, including a generous principal bedroom with en-suite shower room, three further well-sized bedrooms and a modern family bathroom accessed from a central landing with storage cupboards.

Externally, the property benefits from a south-facing rear garden, while the front provides ample off-road parking and access to the double garage.

Council Tax Band: G

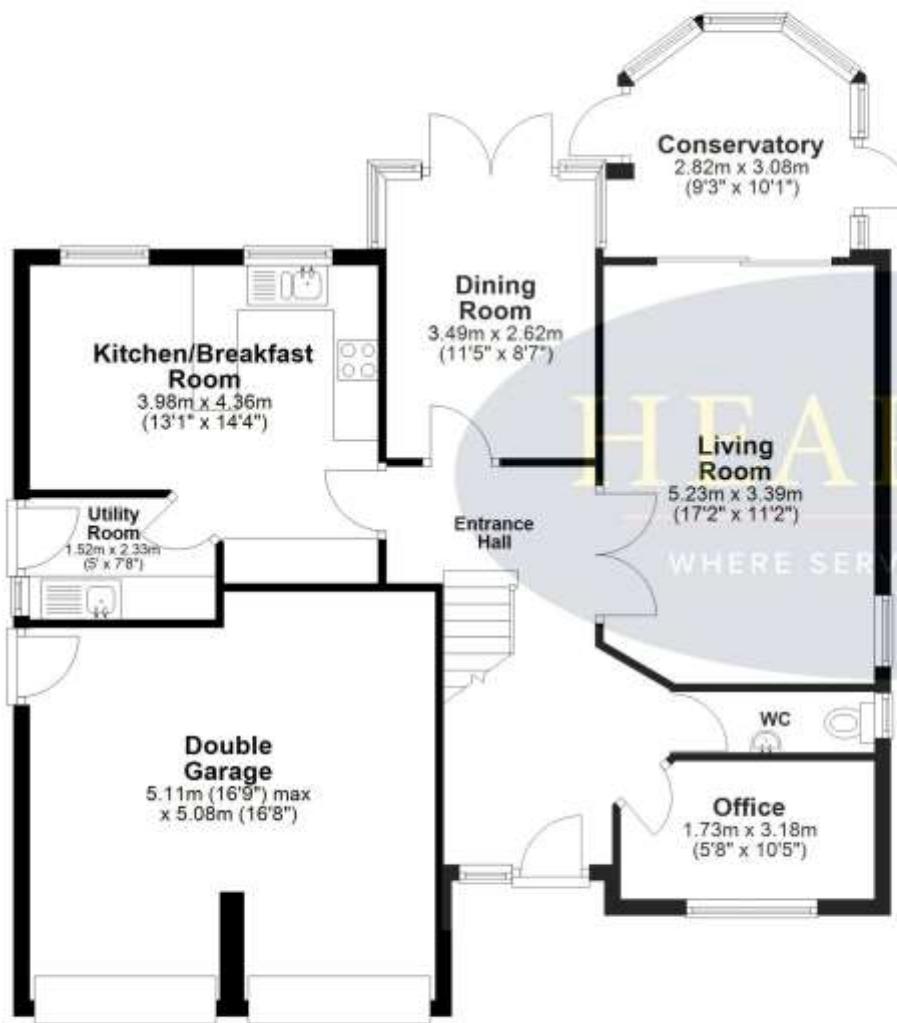
EPC Rating: C



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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. 99.7 sq. metres (1073.1 sq. feet)



First Floor

Approx. 75.2 sq. metres (809.9 sq. feet)



Total area: approx. 174.9 sq. metres (1883.1 sq. feet)

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.

