



HEARNES

WHERE SERVICE COUNTS

A substantial detached character home located in the sought-after area of Queens Park within easy reach of the popular Golf Course, Bournemouth Town Centre and transport links. The property has been beautifully renovated and maintained by the current owners whilst offered ample living space along with a private garden and off-road parking. Particular features of the property include two large reception rooms, kitchen/breakfast room, four generous sized bedrooms and two modern bath/shower rooms.

On entering the property an impressive hallway, with stairs leading to the first-floor landing. A living room includes a feature fireplace and bay window providing access to the rear garden via French doors. A further spacious reception room with feature bay window offers a pleasant outlook over the rear garden. A modern kitchen/breakfast room with feature bay window overlooks the front aspect of the property. The kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface. A WC and separate utility leading to a garage complete the ground floor accommodation.

The first-floor landing leads to four bedrooms, the master benefitting from fitted wardrobes and a large modern ensuite with WC, hand wash basin and separate shower enclosure. Bedrooms two and three are spacious doubles with bedroom four currently being utilised as a study. All three bedrooms are served by a modern bathroom with WC, hand wash basin and shower over bath.

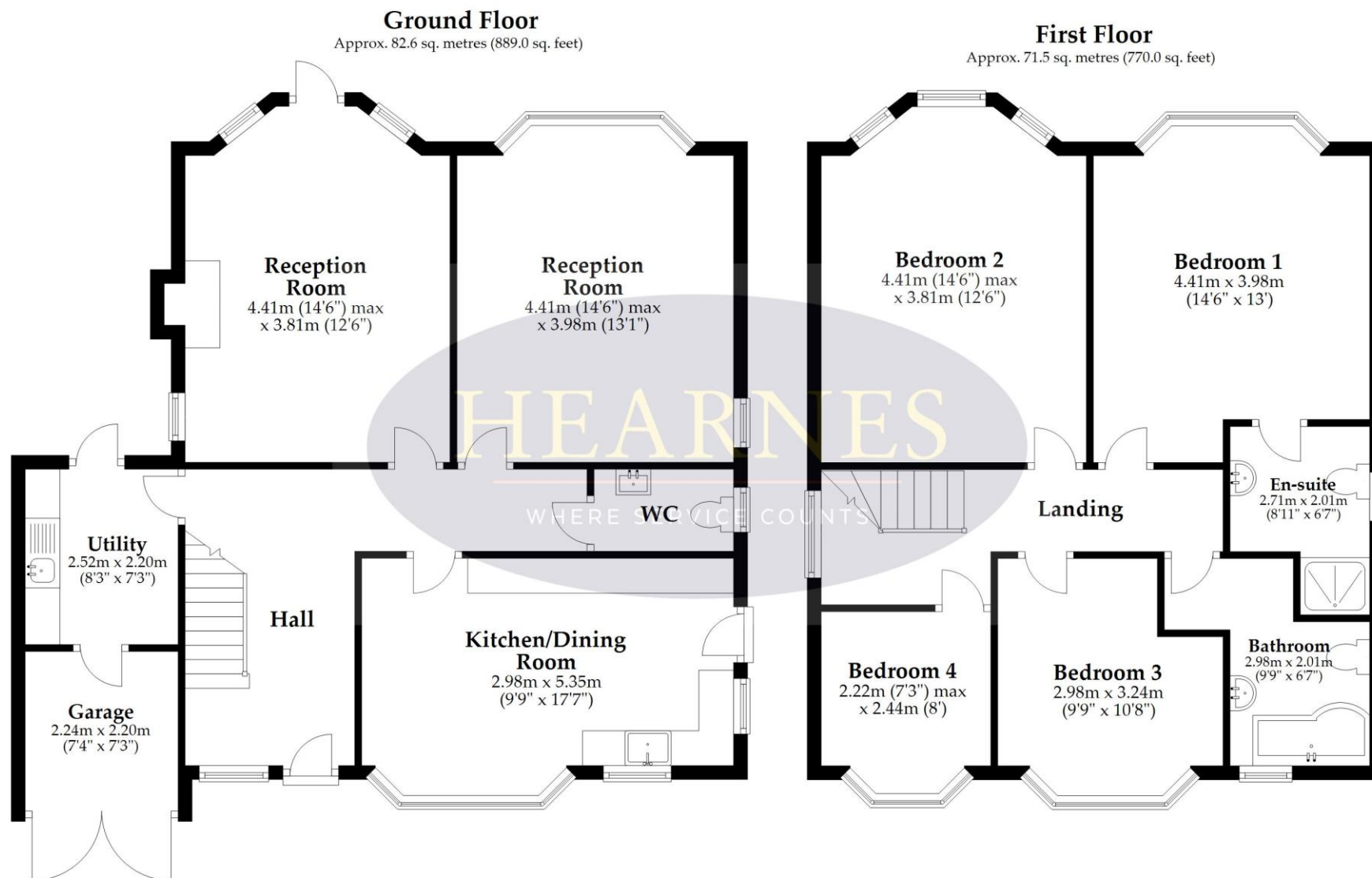
Externally the property benefits from a south facing, private garden being mainly laid to lawn with a large raised decked seating area adjoining the rear of the property. To the front an attractive block paved driveway provides ample off-road parking and a garage.

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. Whilst reasonable endeavours have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Total area: approx. 154.1 sq. metres (1659.1 sq. feet)

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

