



**HEARNES**  
WHERE SERVICE COUNTS



An impressive five/six double bedroom detached character residence, set on a substantial plot within the highly sought-after residential location of Queens Park. The property offers flexible accommodation arranged over three floors, whilst retaining a wealth of original features including high ceilings, bay windows, and attractive fireplaces. Additional benefits include off-road parking, three bath/shower rooms plus a ground floor WC, and a superb south-facing rear garden.

On entering the property, you are welcomed by a striking entrance hallway with original parquet flooring and a turning staircase leading to the first floor. From here, doors open into two generous front reception rooms, both featuring large bay windows and period detailing. To the rear, a modern and stylish kitchen/breakfast room measures over 28ft in length and flows seamlessly into a conservatory with direct access to the garden. A WC completes the ground floor accommodation.

The first floor offers four well-proportioned bedrooms, one currently utilised as a study. The primary bedroom benefits from an en-suite shower room, while a family bathroom with shower over bath, WC, and hand basin serves the remaining rooms. The second floor provides two further double bedrooms, including a particularly spacious bedroom with its own shower room and walk-in wardrobe—perfect as a self-contained suite for guests, teenagers, or extended family.

Externally, the property occupies a large and private plot with ample off-road parking and gated side access. The rear garden is a real highlight, enjoying a sunny south-facing aspect, with a mix of seating areas, a landscaped pond, and a generous lawn—creating the ideal space for outdoor living and entertaining. This substantial family home truly offers both character and versatility, and must be viewed to fully appreciate the scale and charm it provides.

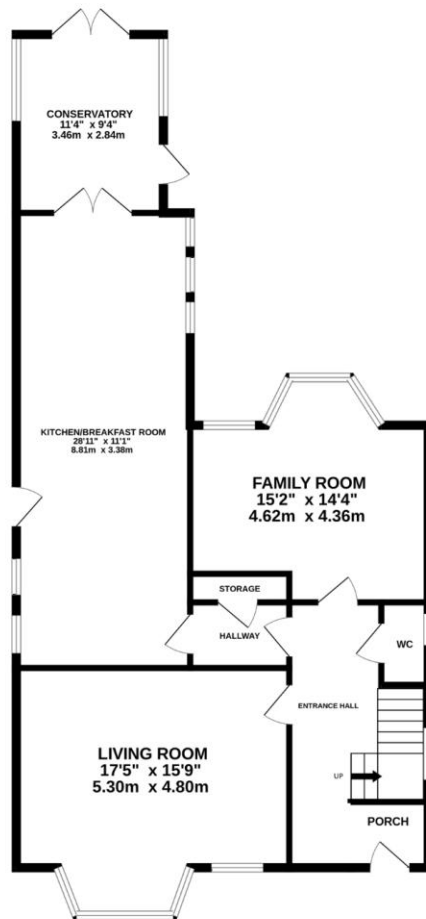
**EPC RATING: C**

**COUNCIL TAX BAND: E**

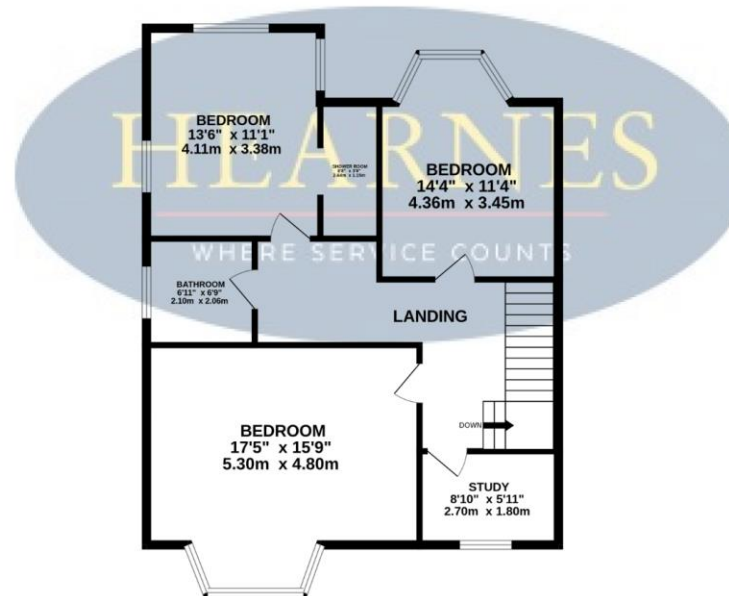
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



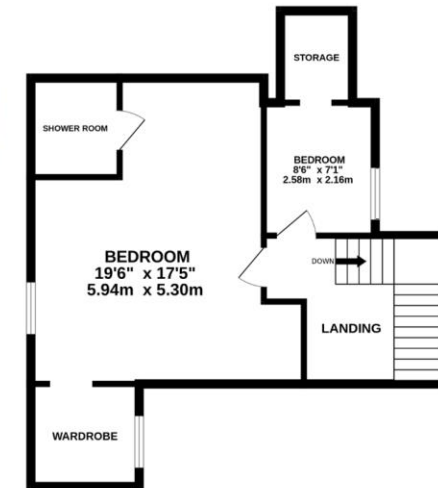
GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



FIRST FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



SECOND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 2354 sq.ft. (218.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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