



HEARNES
WHERE SERVICE COUNTS

A superbly presented detached character home located on a private, elevated plot within the premier Queens Park location only moments from the popular open space at Queens Park Golf Course along with easy access to Bournemouth Town Centre and main transport links. The property has been maintained and updated by the current owners to the highest of standards and benefits from two reception rooms, spacious kitchen/breakfast room, conservatory and large log cabin making an ideal gym or home office.

On entering the property a welcoming entrance hall opens to a dining area, which leads to a spacious living room offering a pleasant wooded outlook. A spacious kitchen/breakfast room, overlooking and providing access to the rear garden, offers ample floor and wall mounted units finished with a matching work surface, breakfast bar seating area and space for a full range of kitchen appliances. The kitchen leads into a further snug seating area and opens to a modern conservatory offering a wonderful outlook and access to the rear garden. A WC completes the ground floor accommodation.

Situated on the first floor are the property's four bedrooms, all of which are generous in size, with the master bedroom being served by an en suite shower room and walk in wardrobe. A modern fitted family bathroom completes the accommodation.

Externally the property is situated within a beautifully landscaped rear garden being mainly laid to lawn with a large patio seating area and range of attractive flower and shrub borders. To the rear of the garden is a large log cabin making an ideal gym or home office and also benefitting from additional storage. To the front a driveway provides ample off-road parking with steps leading to the entrance of the property.

EPC RATING: D

COUNCIL TAX BAND: F

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.



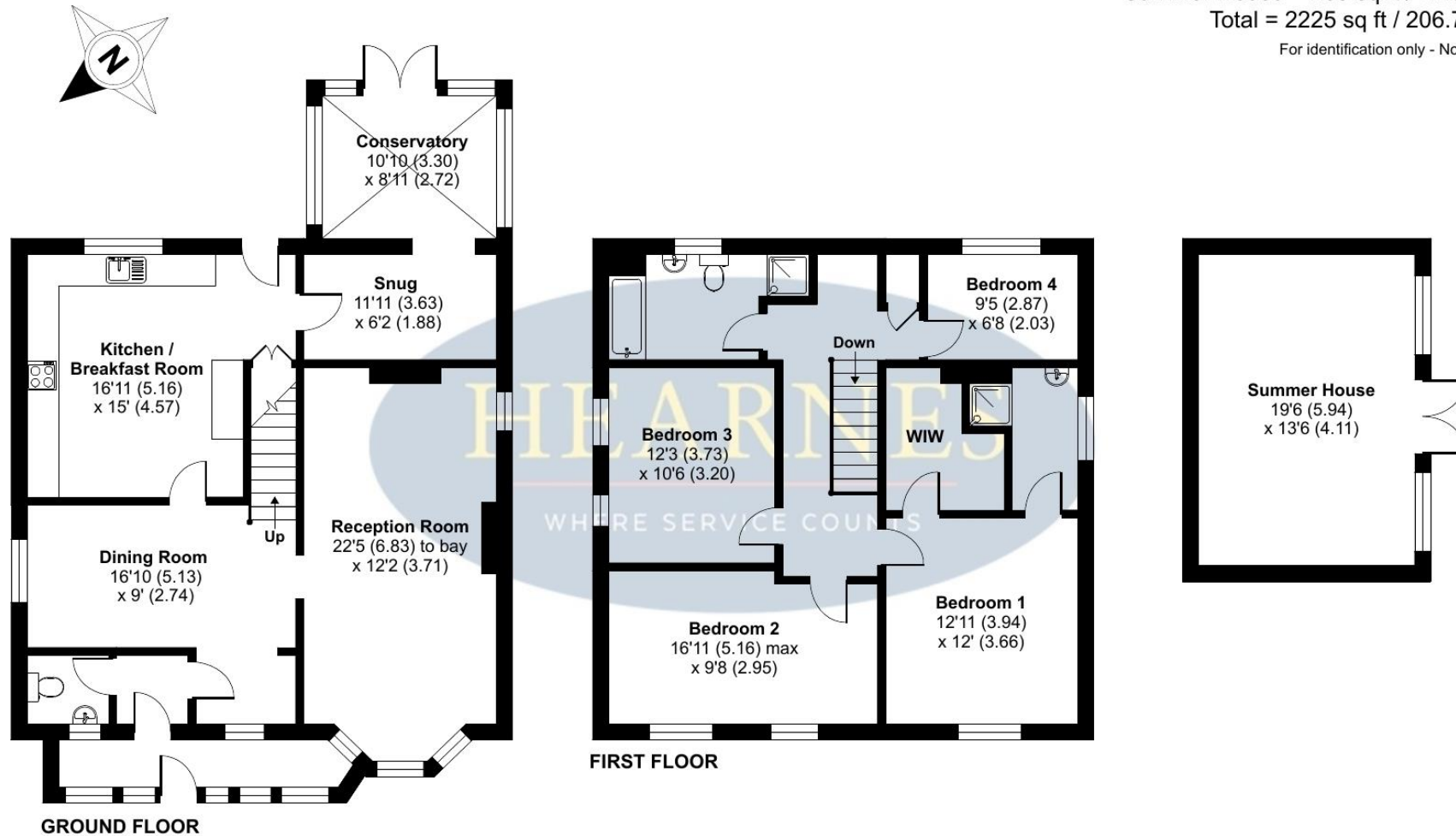
Howard Road, Bournemouth, BH8

Approximate Area = 1957 sq ft / 181.8 sq m

Summer House = 268 sq ft / 24.9 sq m

Total = 2225 sq ft / 206.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hearnes Bournemouth Estates Ltd. REF: 1011774

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