



HEARNES
WHERE SERVICE COUNTS

A stunning extended three bedroom, detached character house situated in the highly sought after Queens Park location within easy reach of Bournemouth Town Centre and transport links. The property benefits from a stunning open plan kitchen/dining/living area, dining room, study, sitting room, two modern fitted bath/shower rooms, utility room, large rear garden, garage and off road parking. An internal viewing is highly recommended.

On entering the property through an attractive porch area, a welcoming hallway with stained glass windows has stairs leading to the first floor landing provides access to all ground floor accommodation. A sitting room overlooks the front aspect with feature fireplace and feature bay window. To the rear of the property an impressive extended open plan kitchen/dining/living area overlooks and provides access onto the rear garden via bifolding doors. A high specification kitchen offers a comprehensive range of floor and eye level units finished with a matching work surface. Leading from the open plan living space are both a large dining room and study. The study area leading through to an integral garage with access to the front of the property. Completing the ground floor accommodation is a utility room and cloakroom comprising a WC and wash hand basin.

Situated on the first floor are three of the properties double bedrooms, all generously sized, with one benefiting from a range of fitted wardrobes and ensuite shower room. Completing the first floor accommodation is a separate WC and modern fitted family bathroom finished with tiled walls and comprising of a WC, wash hand basin, bath and walk in shower enclosure. The first floor is complete with a separate WC.

Completing the accommodation on the second floor a spacious loft room.

A particular feature of the property is the spacious rear garden being mainly laid to lawn with a raised engineered decked seating area adjoining the rear of the property. To the front of the property a gravel driveway provides off road parking and leads to a garage.

COUNCIL TAX BAND: E **EPC: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn 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.





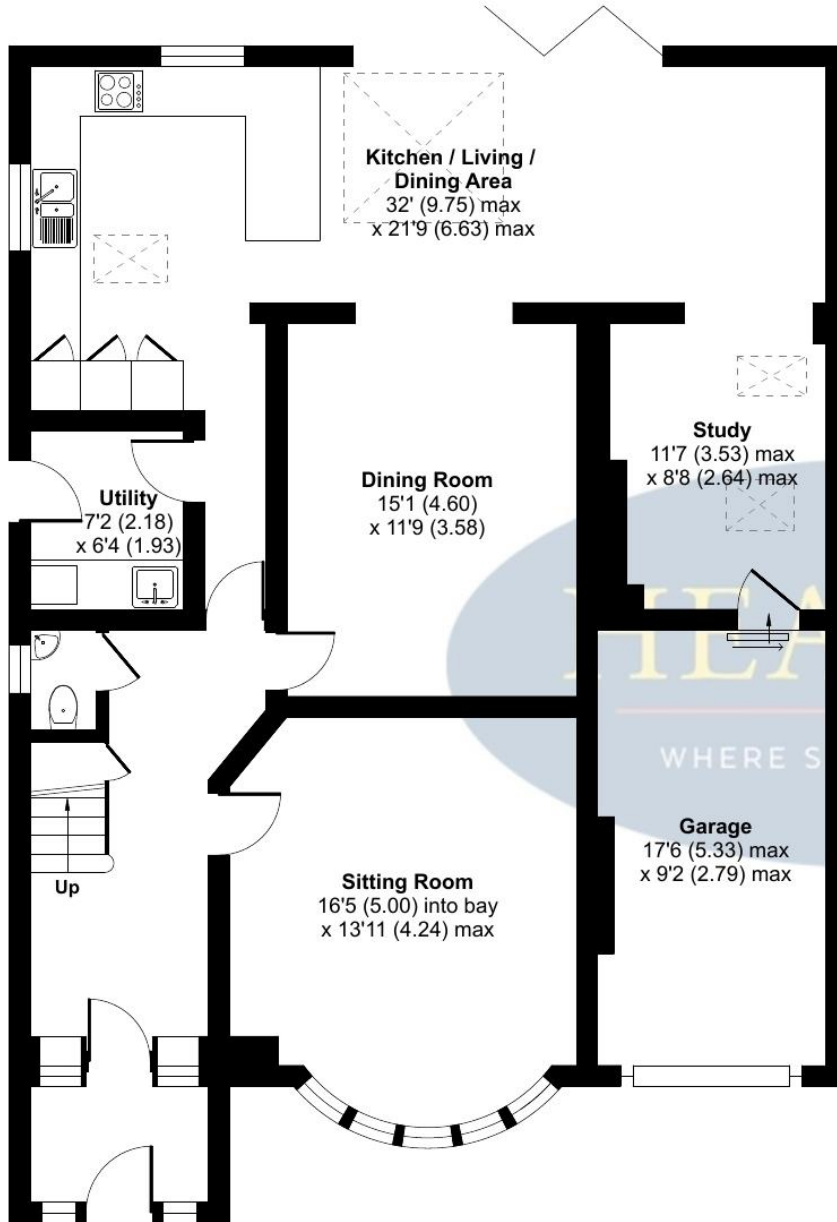
Hadden Road, Bournemouth, BH8

Approximate Area = 1980 sq ft / 183.9 sq m

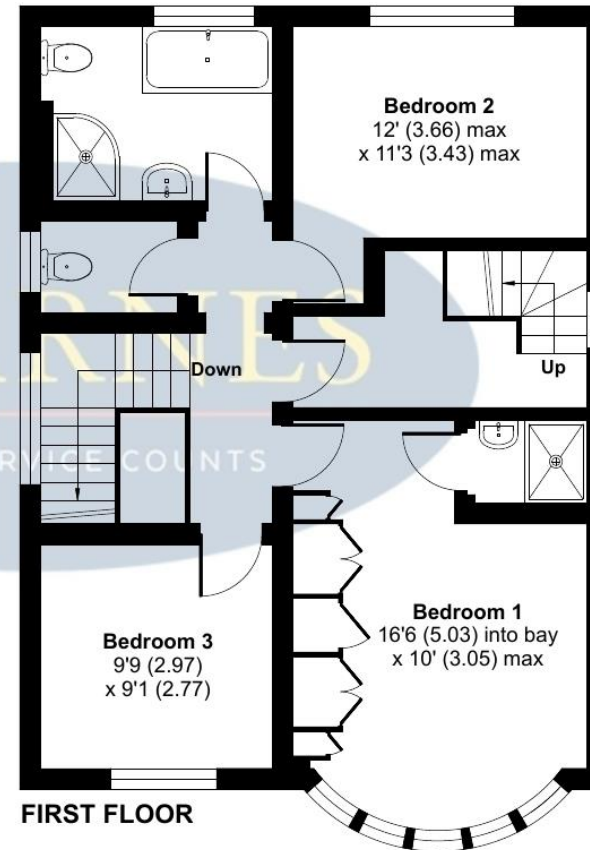
Garage = 160 sq ft / 14.8 sq m

Total = 2140 sq ft / 198.7 sq m

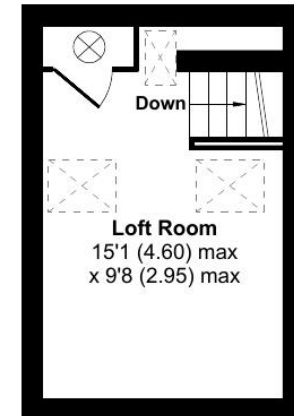
For identification only - Not to scale



GROUND FLOOR



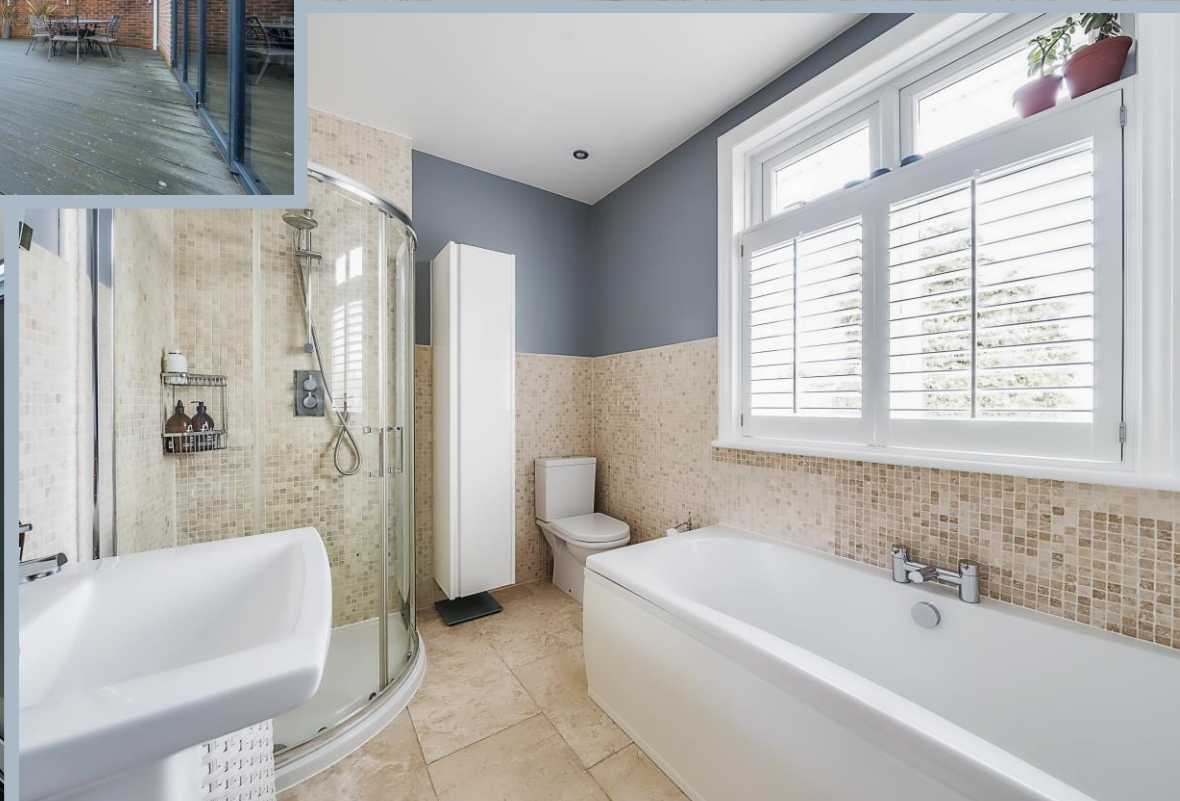
FIRST FLOOR



SECOND FLOOR



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: 1064763





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