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ESTATE AGENTS

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50 Strouden Avenue, Bournemouth, Dorset, BH8 9HX
Guide Price £700,000

**** CHARACTERFUL DETACHED FAMILY HOME ** NO FORWARD CHAIN **** Link Homes Estate Agents are delighted to present for sale this six bedroom detached family home arranged over three floors and situated in the much-desired Queens Park location. Bursting with charm and boasting almost 2,300 square feet of living accommodation, this perfect family home includes six good-sized bedrooms with bedroom one offering a stylish three-piece en-suite and built-in wardrobes, a separate living room with a feature logburner and bi-fold doors onto the 220ft Southerly-facing garden, a modern separate kitchen with built-in appliances and a pantry, a utility room, a detached garage with an office, a block-paved driveway for multiple vehicles. This is a must-view to appreciate the wealth of space and character on offer!

Strouden Avenue is situated in the much-desired area of Queens Park and offers an abundance of local amenities including Strouden Park, Queens Park Golf Course, Sir David English Centre, Mallard Road Retail Park and Castlepoint Shopping Centre to name just a few. Schools nearby include Queen's Park Academy, Park School, St. Walburga's Catholic Primary School, Bournemouth School for Girls, Bournemouth School for Boys and The Bishop of Winchester Academy. The property is located centrally and offers quick access onto the A338 Wessex Way and Bournemouth Train Station is located 2.1 miles away with direct routes to London Waterloo. A short drive away you will also find Bournemouth's famous sandy beaches, a truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hall

Smooth set ceiling, ceiling light, smoke alarm, radiator, power points, carpeted stairs to the first floor, single-glazed stained glass window to the front aspect, internet point, telephone point and parquet flooring.

Living Room

Smooth set ceiling with ceiling lights, partially vaulted ceiling, double-glazed UPVC Velux-style windows to the side aspect, double-glazed UPVC bi-fold doors to the rear and side aspect, single-glazed stained glass window to the side aspect, wall lights, feature gas fireplace, underfloor heating, power points, television points, woodburner and laminate flooring.

Dining Room

Smooth set ceiling, ceiling light, double-glazed UPVC bay window to the rear aspect, radiator, power points and laminate flooring.

Kitchen

Smooth set ceiling, down lights, double-glazed UPVC windows to the front and side aspect with feature stained glass, double-glazed UPVC single door to the side aspect, wall and base mounted units, one and half bowl composite sink, integrated dishwasher, integrated longline fridge/freezer, integrated oven, four-point induction hob and stainless steel overhead extractor fan, composite splashback and countertops, radiator, pantry, power points and laminate flooring.

Utility Room/Cloakroom

Smooth set ceiling, down lights, double-glazed UPVC frosted window to the side aspect, wall mounted units, tiled splashback, space for a washing machine, space for a tumble dryer, leading to the downstairs WC, power points, cupboard housing the consumer unit and lino flooring.

First Floor

Bedroom One & En-Suite

Smooth set ceiling, ceiling light, double-glazed UPVC bay window to the rear aspect, built-in triple wardrobes with mirror front, built-in drawers, radiator, power points, television points and carpeted flooring. En-Suite: Coved and smooth set ceiling, down lights, extractor fan, double enclosed shower with glass shower doors, wall-mounted toilet, wall-mounted sink with under storage, vanity cabinet with mirror front, storage cupboard with mirrored front, fully-tiled, stainless steel heated towel rail and tiled flooring.

Bedroom Two

Ceiling light, double-glazed UPVC bay window to the rear aspect, built-in drawers and dressing table, built-in triple wardrobes with mirrored front, power points, radiator, storage cupboard and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling lights, double-glazed UPVC bay window to the front aspect with feature stained glass, radiator, power points, television point and carpeted flooring.

Bedroom Four

Smooth set ceiling, ceiling light, double-glazed UPVC window to the front aspect with feature stained glass, radiator, power points and carpeted flooring.



Bathroom

Smooth set ceiling, down lights, double-glazed UPVC frosted window to the side aspect, feature stained glass circular window to the front aspect, panelled bath with overhead shower, pedestal sink, enclosed shower, extractor fan, radiator and Kamdean flooring.

Toilet

Ceiling light, double-glazed UPVC frosted window to the side aspect, toilet, radiator, wall-mounted sink with under storage, tiled splashback, wall-mounted mirror and laminate flooring.

Second Floor

Bedroom Five

Smooth set ceiling, ceiling lights, double-glazed UPVC windows to the rear aspect, double-glazed UPVC doors onto the Juliet balcony, eaves storage, power points, television point and carpeted flooring. Plumbing under flooring for additional en-suite.

Bedroom Six

Smooth set ceiling, ceiling light, double-glazed Velux-style to the front aspect, radiator, eaves storage, power points, television point and carpeted flooring.

Outside

Garage/Office

Garage with a pitched roof, coved and smooth set ceiling, ceiling light, loft access, double-glazed UPVC window to the side aspect, double-glazed UPVC doors to the front aspect, power points, laminate flooring and outside lights. Office with coved and smooth set ceiling, ceiling light, double-glazed UPVC French doors, power points, internet point and laminate flooring.

Garden

Southerly-facing 220ft tiered garden, partial porcelain tiles, partial artificial grass, partial block-paved, side planters, surrounding wooden fences, surrounding shrubbery and trees, pond with bridge, sheds, outside tap, outside lights, woodland bark area with feature patio, summerhouse with power and lighting, decorative borders, tiered vegetable allotment area with stairs and side gate access to the front aspect and driveway.

Driveway

Block-paved driveway for multiple vehicles, surrounding wooden fences, brick-built wall, surrounding shrubbery and planters.

Useful Information

Agent's Notes

Tenure: Freehold
EPC: D
Council Tax Band: E - Approximately £2,625.02

Stamp Duty

First Time Buyer: £22,500
Moving Home: £22,500
Additional Property: £43,500