



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented and extended four-bedroom detached family home, ideally situated in the highly sought-after Queens Park area of Bournemouth. The property enjoys an excellent position within well-regarded school catchments, including Queens Park Primary and the Bournemouth Grammar Schools, and is conveniently located close to a range of local amenities such as parks, shops and regular bus routes.

The accommodation begins with a welcoming entrance hallway, leading through to the heart of the home: a superb extended open-plan kitchen/living/dining space featuring a central breakfast island and full-width sliding patio doors opening directly onto the rear garden, creating an ideal environment for both family life and entertaining. To the front of the property is a spacious dining room, complemented by an additional reception room offering flexible use as a snug, playroom or home office. A separate utility room and ground floor WC provide further everyday practicality.

To the first floor, an attractive landing with a feature stained glass window leads to three generous double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A further small double bedroom and a well-appointed luxury family bathroom complete the accommodation.

Externally, the property boasts a spacious rear garden with a garage/workshop and a separate home office, making it ideal for those working from home or in need of additional storage. Off-road parking is available to the front of the property, providing convenient space for multiple vehicles.

**EPC: D**

**COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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  
1150 sq.ft. (106.9 sq.m.) approx.

FIRST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1711sq.ft. (159.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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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