



HEARNES

WHERE SERVICE COUNTS

Set within a wonderfully secluded cul-de-sac in the heart of Queens Park, this spacious three-bedroom detached bungalow occupies a beautifully established and private plot approaching 0.25 of an acre. Owned by the same family for over 40 years, the property offers a rare opportunity to acquire a home in this highly sought-after location, with excellent scope for modernisation and improvement. Tucked away from the road and approached via a private driveway providing ample off-road parking, the bungalow enjoys a high degree of privacy while remaining conveniently positioned close to Queens Park Golf Course, well-regarded local schools — including both Bournemouth grammar schools — and a range of amenities. A private footpath offers direct access to Queens Park Avenue, ideal for walkers and those familiar with this desirable residential area.

Upon entering the property through a conservatory that enjoys views over the garden, you are welcomed into a spacious entrance hallway providing access to all principal rooms. The living accommodation is particularly generous, featuring a large triple-aspect sitting and dining room that enjoys views over the surrounding gardens and benefits from an abundance of natural light. Adjacent to the living room is a further reception room/bedroom, which leads into a kitchen/breakfast room. While the kitchen would benefit from updating, it presents a fantastic opportunity for buyers to modernise or reconfigure the space to suit their needs, with direct access to the garden.

There are two further generously sized double bedrooms, both offering ample space for freestanding furniture. The family bath/shower room is well-appointed with a bathtub, separate shower enclosure, WC, and hand wash basin.

One of the true highlights of this property is the exceptional garden, which has been lovingly maintained over the years to create a peaceful and private outdoor retreat. Beautifully landscaped with a variety of mature shrubs, trees, and flowering plants, the garden also features a pond, garden shed, summer house, and several seating areas to enjoy the sun throughout the day. A detached garage completes the outside space. A private pathway from the rear of the garden leads directly to Queens Park Avenue. This unique home represents a wonderful opportunity for those looking to put their own stamp on a spacious and well-located property in a quiet, tucked-away corner of Queens Park. Early viewing is highly recommended to fully appreciate both the potential and the setting on offer.

Council Tax Band: E

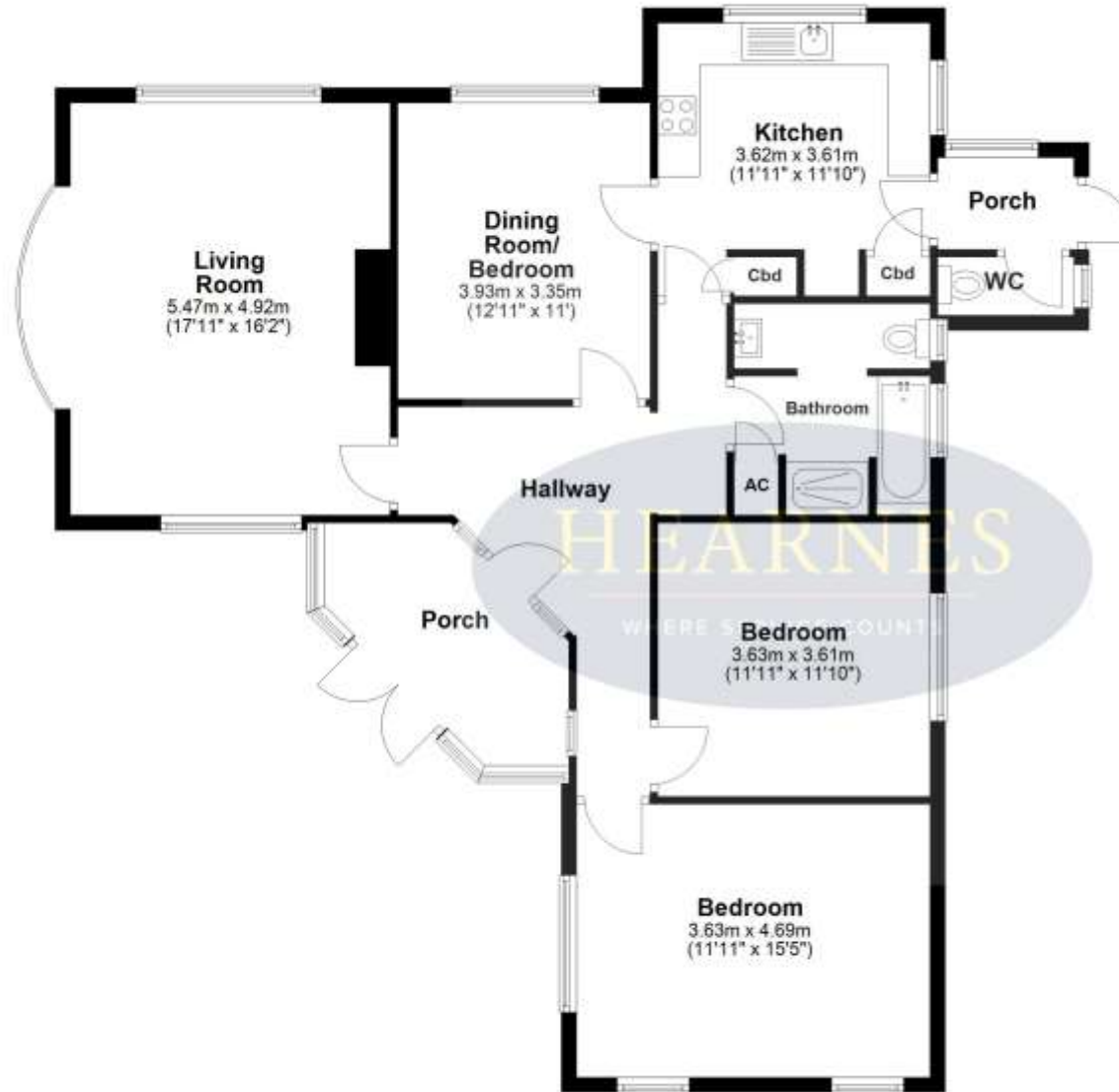
EPC Rating: TBC

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.



Ground Floor

Approx. 114.4 sq. metres (1231.6 sq. feet)



Outbuilding

Approx. 17.1 sq. metres (183.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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