



HEARNES

WHERE SERVICE COUNTS

An impressive four bedroom character home located in a premier road within the highly sought after Queens Park location only a moments walk from Queens Park Golf Course and woodland along with being within easy access of Bournemouth Town Centre and main transport links. The property has been lovingly updated and maintained whilst featuring two reception rooms, conservatory and two bath/shower rooms. The property further benefits from ample off road parking, garage and sits within a beautifully landscaped, private plot which offers a southerly facing rear garden. The property is offered for sale with no forward chain.

On entering the property a welcoming entrance hall , with stairs leading to the first floor landing, leads into the first of two reception rooms with feature bay window to the front aspect and leading into a conservatory which overlooks and provides access to the rear garden. To the rear of the property is a further, spacious reception room offering a wonderful outlook over the private, landscaped rear gardens along with direct access. A kitchen/breakfast room overlooks the front aspect and offers a comprehensive range of floor and wall mounted units finished with a solid stone work surface, space for a range cooker and leads into a separate utility room. Completing the ground floor accommodation is a modern shower room comprising a WC, wash hand basin and walk in shower enclosure.

Situated on the first floor are the property's four bedrooms all of which are generous in size and served by a family bathroom.

Externally the property is positioned on an elevated plot offering a high degree of privacy to the front whilst the beautifully landscaped rear garden features an impressive patio seating area, ideal for outdoor dining and entertaining whilst a large area of level lawn leads to a further area of established garden and woodland. To the front a carriage style driveway provides ample off road parking and in turn leads to a detached garage featuring a large greenhouse to the rear.

EPC RATING: E **COUNCIL TAX BAND: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearmes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





Queens Park Avenue, Bournemouth, BH8

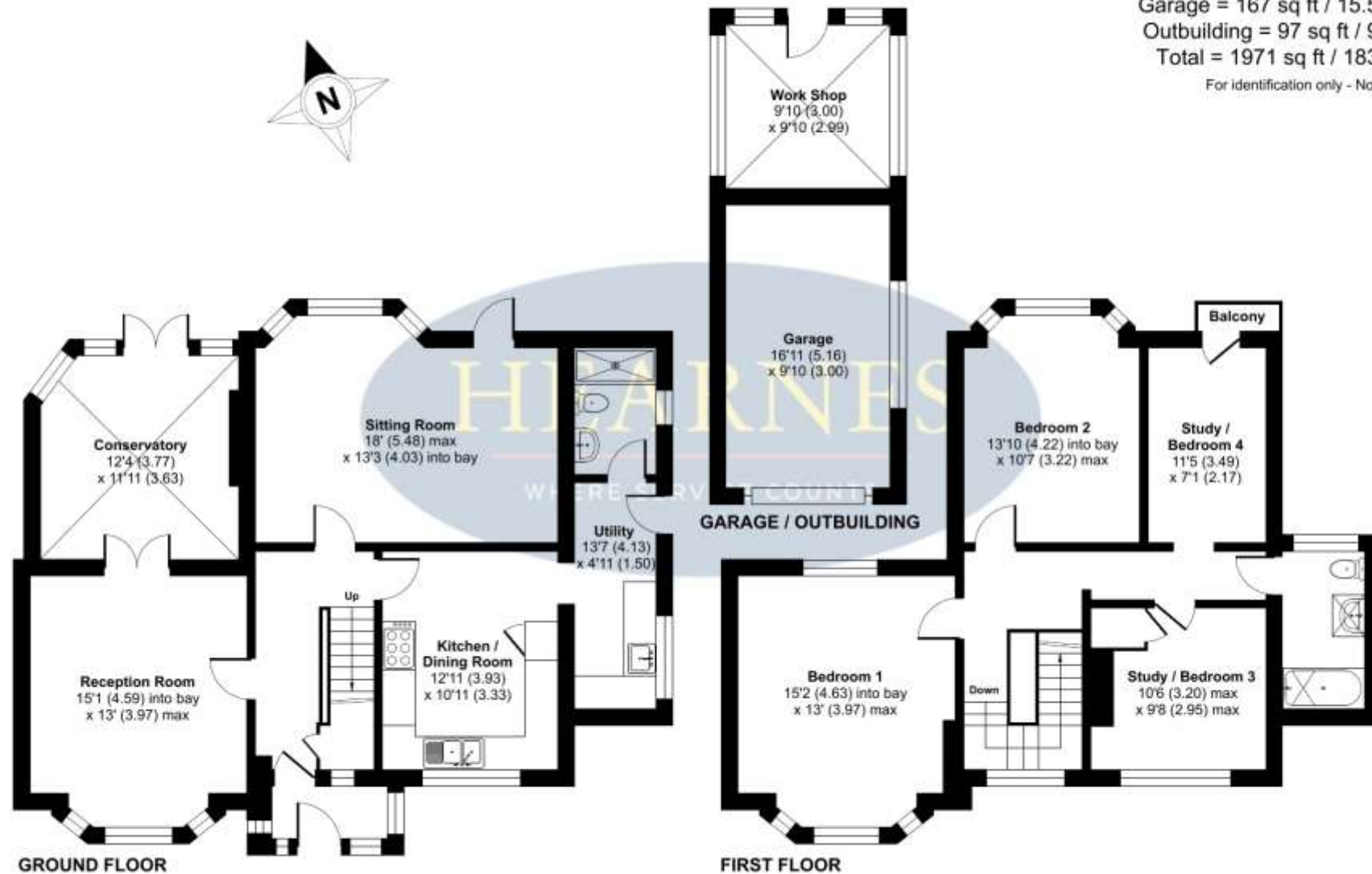
Approximate Area = 1707 sq ft / 158.5 sq m

Garage = 167 sq ft / 15.5 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1971 sq ft / 183 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hearnest Bournemouth Estates Ltd. REF:1385069





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www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

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