



GROUND FLOOR
837 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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18 Bower Road, QUEENS PARK, Bournemouth BH8 9HQ

£800,000

The Property
An impressive and beautifully presented four bedroom family home situated in this sought after area. The home affords an abundance of features all of which has been finished to a high specification.

Ground Floor

ENTRANCE VESTIBULE
Tiled flooring, floor to ceiling front aspect frosted window, further glazed door to the entrance hall.

ENTRANCE HALL
Double height, two large double glazed Velux windows allowing ample natural light, storage cupboards, wood effect laminate flooring, radiator, front aspect double glazed window, stairs to the first floor with glass balustrade.

CLOAKROOM
Contemporary suite comprising low level w.c. and wall mounted wash hand basin, side aspect double glazed window, chrome heated towel rail, tiled floor.

UTILITY ROOM
8' x 5' 6" (2.44m x 1.68m) Work surface with space for washing machine and tumble dryer, side aspect double glazed frosted window, tiled floor, chrome heated towel rail.

KITCHEN/DINING/FAMILY ROOM
18' x 13' 10" max (5.49m x 4.22m) This is a really impressive room being of a very good size, oversized tiled floor, range of matching wall mounted base units with work surfaces over, composite sink unit with mixer tap, central isle with cupboards under incorporating a breakfast bar, space for range cooker, stainless steel extractor hood over, integrated dishwasher, space for up right fridge/freezer, space for wine cooler (not included), sliding door leads through to the living room, double glazed patio doors to the rear garden.

LIVING ROOM
17' 3" x 10' 9" (5.26m x 3.28m) Wood effect laminate flooring, feature timber wall with window allowing light through to the Play Room, provision for wall mounted T.V., sliding double glazed patio doors gives access through to the rear garden.

PLAY ROOM/STUDY
10' 10" x 8' 1" (3.30m x 2.46m) Continuation of flooring, front aspect double glazed window, radiator.

FIRST FLOOR LANDING
Radiator, glass balustrade.

BEDROOM ONE
12' 9" x 11' 3" (3.89m x 3.43m) Rear aspect double glazed window, radiator, provision for wall mounted T.V.

BEDROOM TWO
10' 9" x 9' 6" (3.28m x 2.90m) Rear aspect double glazed window, radiator, provision for wall mounted T.V., door to En-suite.

EN-SUITE
6' 6" x 3' 7" (1.98m x 1.09m) Luxury contemporary en-suite comprising of a low level w.c., wall mounted wash hand basin with cupboard below, oversized shower cubicle with thermostatic shower unit and two shower heads, tiled floor, Terma heated towel rail, side aspect frosted double glazed window, extractor.

BEDROOM THREE
11' 1" x 10' 10" (3.38m x 3.30m) Side aspect double glazed window, radiator, wall to wall fitted wardrobes providing hanging and shelving space, hatch with access to the loft space.

BEDROOM FOUR
11' 1" x 10' 10" max (3.38m x 3.30m) Side aspect double glazed window, radiator, part sloped ceiling, hatch providing access to the loft space.

PRINCIPAL BATHROOM
9' 3" x 7' 1" (2.82m x 2.16m) Contemporary suite comprising of an oversized tiled shower cubicle with thermostatic shower unit with two shower heads, low level w.c., freestanding shaped bath with shower attachment, floating wall mounted wash hand basin with cupboards beneath,