



HEARNES
WHERE SERVICE COUNTS

A beautiful detached chalet home situated in the premier Queens Park location, within easy reach of the popular Queens Park Golf Course, Bournemouth Town Centre, and transport links. The property benefits from a level plot, featuring three double bedrooms, two of which are on the ground floor, a modern open-plan kitchen, a conservatory, and a detached converted garage with utility space and a workshop. An internal viewing is highly recommended to fully appreciate the accommodation on offer. Richmond Park Avenue is located in close proximity to the golf course, the prestigious Park School, and both Bournemouth Grammar Schools. With its proximity to numerous large employers, including the Royal Bournemouth Hospital and JP Morgan, the property is conveniently situated for commuters, being close to the A338 Wessex Way and the Bournemouth Travel Interchange, which offers direct links to London Waterloo.

The property is approached via a spacious driveway suitable for parking multiple vehicles. Upon entering, you are welcomed into a large, bright entrance hallway leading to all ground floor accommodation. The living room is spacious, with dual aspects and a feature fireplace. Adjacent to the living room is another reception room, currently transformed into the second bedroom, which features fitted wardrobes and overlooks the rear garden. Bedroom three is located at the front of the property and also benefits from a fitted wardrobe. The modern kitchen, with an island, offers an extensive range of wall and base-mounted storage units, and includes an integrated fridge/freezer, oven, gas hob, and dishwasher, with space for a washing machine. From the kitchen, a conservatory with ample space for a large dining table provides access to the rear garden. Completing the ground floor accommodation is a modern bathroom with a separate shower enclosure, bath, WC, and hand wash basin.

On the first floor, the principal bedroom, with dual aspects to both the front and rear, features a fitted wardrobe and a modern ensuite with a shower enclosure, WC, and hand wash basin.

Externally, the rear garden is mainly laid to lawn with a patio area adjoining the property, perfect for 'al fresco' dining. The detached garage has been converted into a workshop and useful storage space, currently equipped with utility space and room for a home office. To the front, a substantial driveway offers parking for multiple vehicles.

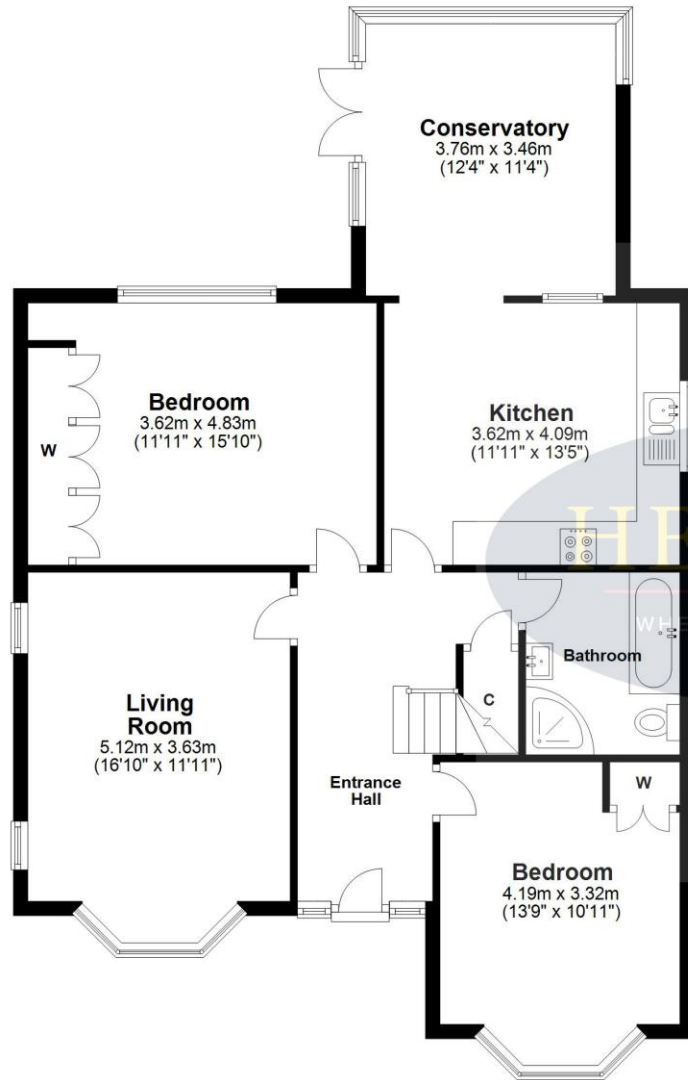
EPC RATING:C

COUNCIL TAX BAND: C

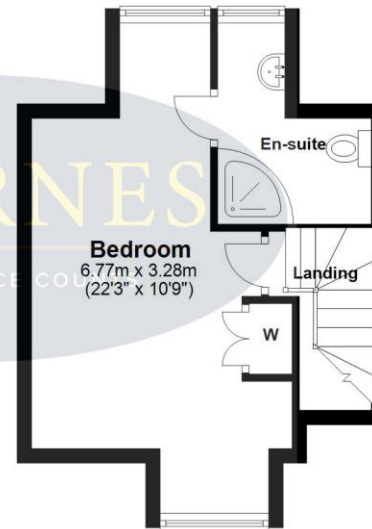
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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.



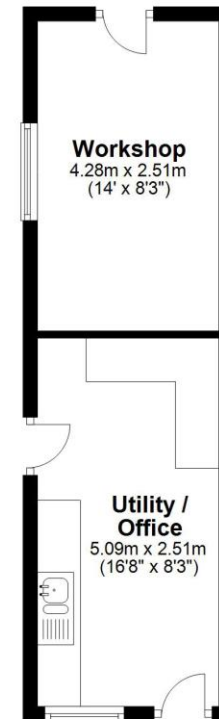
Ground Floor
Approx. 94.1 sq. metres (1012.9 sq. feet)



First Floor
Approx. 25.2 sq. metres (271.3 sq. feet)



Outbuilding
Approx. 23.8 sq. metres (255.7 sq. feet)



Total area: approx. 143.1 sq. metres (1539.8 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 or 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.

