



HEARNES

WHERE SERVICE COUNTS

A superbly presented five bedroom detached character home located in the sought after Queens Park location within easy reach of the popular Queens Park Golf Course, Bournemouth Town Centre and main transport links. The property has been finished and maintained to an exceptional standard by the current owner whilst retaining main original features including high ceilings, with benefits including two impressive reception rooms, spacious kitchen/dining room, along with an impressive master bedroom suite including a newly fitted luxury en suite bathroom. The property further features off road parking, a private southerly facing rear garden and is offered for sale with no forward chain.

On entering the property an impressive, welcoming entrance hall, with feature fireplace and staircase with original stained glass window leading to the first floor, leads into the first reception room overlooking the front aspect. A second reception room, also with feature fireplace, leads into a conservatory which offers a pleasant outlook over the rear garden. A spacious kitchen/dining room offers a comprehensive range of floor and wall mounted units finished with a solid wood work surface and space for a range of kitchen appliances. From the kitchen double doors lead onto a raised decked terrace area also looking over the beautiful rear garden. The ground floor accommodation is complete with a WC.

Situated on the first floor are three of the property's bedrooms, all of which are generously sized with the impressive master bedroom suite benefitting from a dressing area and stunning, high specification newly fitted en suite bathroom comprising a free standing roll top bath, double sink unit and large walk in shower. Also the first floor is a further luxury family bathroom also benefitting from a free standing bath and large walk in shower.

Completing the accommodation on the second floor are two further generously sized bedrooms with one benefitting from an en suite bathroom.

Externally the property features a beautifully landscaped, private rear garden offering a pleasant southerly aspect with a large raised patio seating area leading to an area laid to lawn with a range of established borders. The property further benefits from a large basement/cellar area offering an ideal storage area. To the front a driveway provides off road parking.

EPC RATING:E

COUNCIL TAX BAND: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.



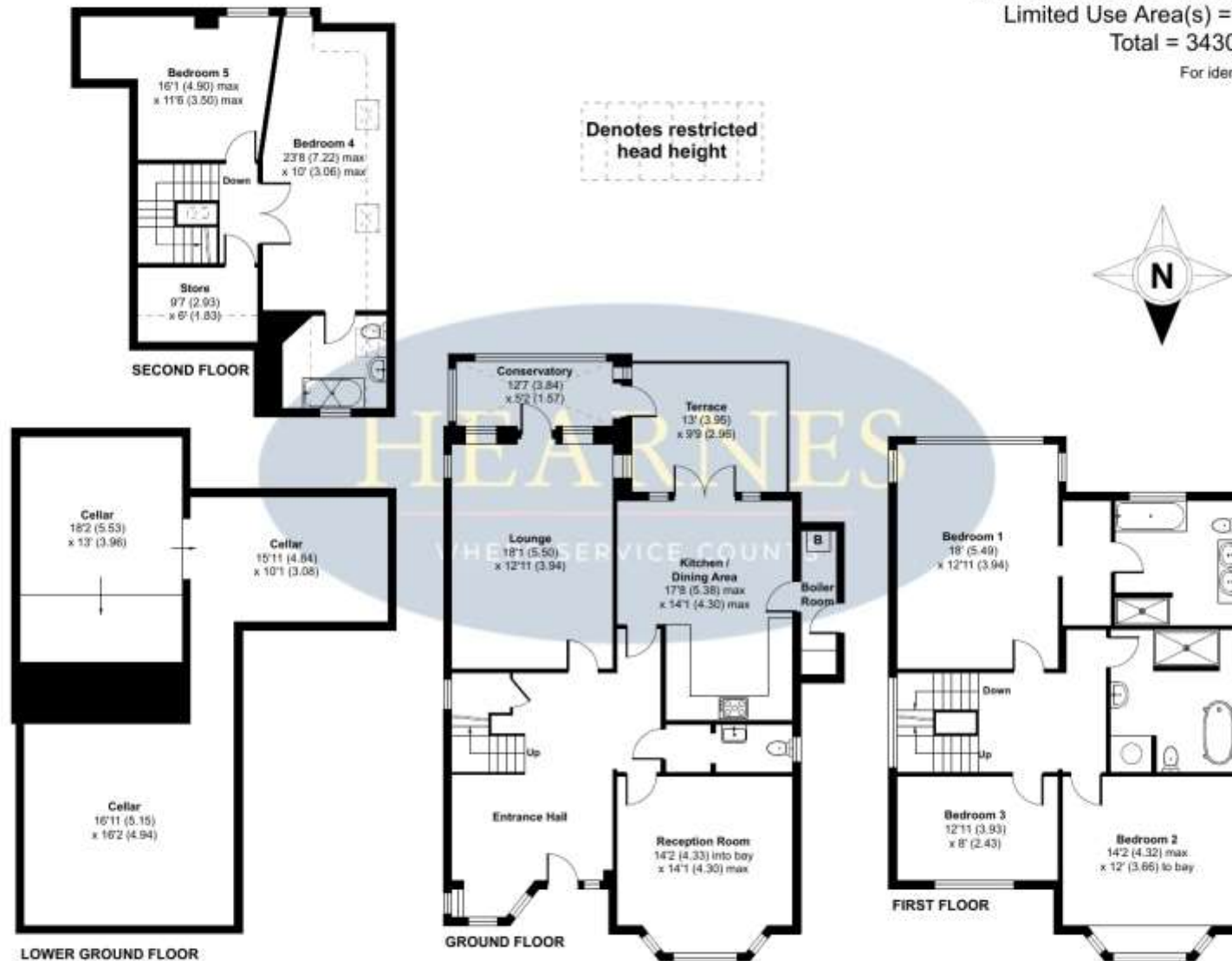
Richmond Park Avenue, Bournemouth, BH8

Approximate Area = 3338 sq ft / 310.1 sq m

Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 3430 sq ft / 318.6 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). © nichecom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1301745

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