



FOR SALE
HEARNES
122 OLD CHRISTCHURCH ROAD BOURNEMOUTH
01202 317311

HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom, three bath/shower room detached house located in the highly sought after Queens Park location whilst being within easy reach of the ever popular Queens Park Golf Course, Bournemouth Town Centre and main transport links. The property has been immaculately maintained and updated by the current owner whilst offer highly flexible living accommodation and annex potential with ground floor bedroom and approaching 2300 sq ft of accommodation. The property further benefits from a private rear garden whilst being positioned on an elevated plot.

On entering the property a welcoming entrance hall provides access to all ground floor accommodation. Double doors lead into a spacious, modern fitted kitchen/dining room offering a wonderful outlook towards Queens Park Golf Course. The kitchen offers a comprehensive range of floor and wall mounted units finished with a large island unit and matching solid wood work surface. The kitchen leads into a separate utility room which in turn leads to a side access to the property. To the rear of the property is a spacious living room, which overlooks and provides access to the rear garden, along with a dining area which opens into a conservatory. The ground floor accommodation is complete with a study and double bedroom which could be adapted, subject to necessary permissions, to create an ideal annex, along with a WC.

Situated on the first floor are the property's three further bedrooms all of which are double in size with two benefitting from en suite shower rooms. A luxury family bathroom with separate bath and shower enclosure completes the accommodation.

Externally the property is positioned on an elevated plot offering a high degree of privacy with a generously sized rear garden being mainly laid to lawn and featuring a patio seating area adjoining the property. To the front a tarmac driveway offers off road parking and leads to a garage and separate car port.

EPC RATING: D

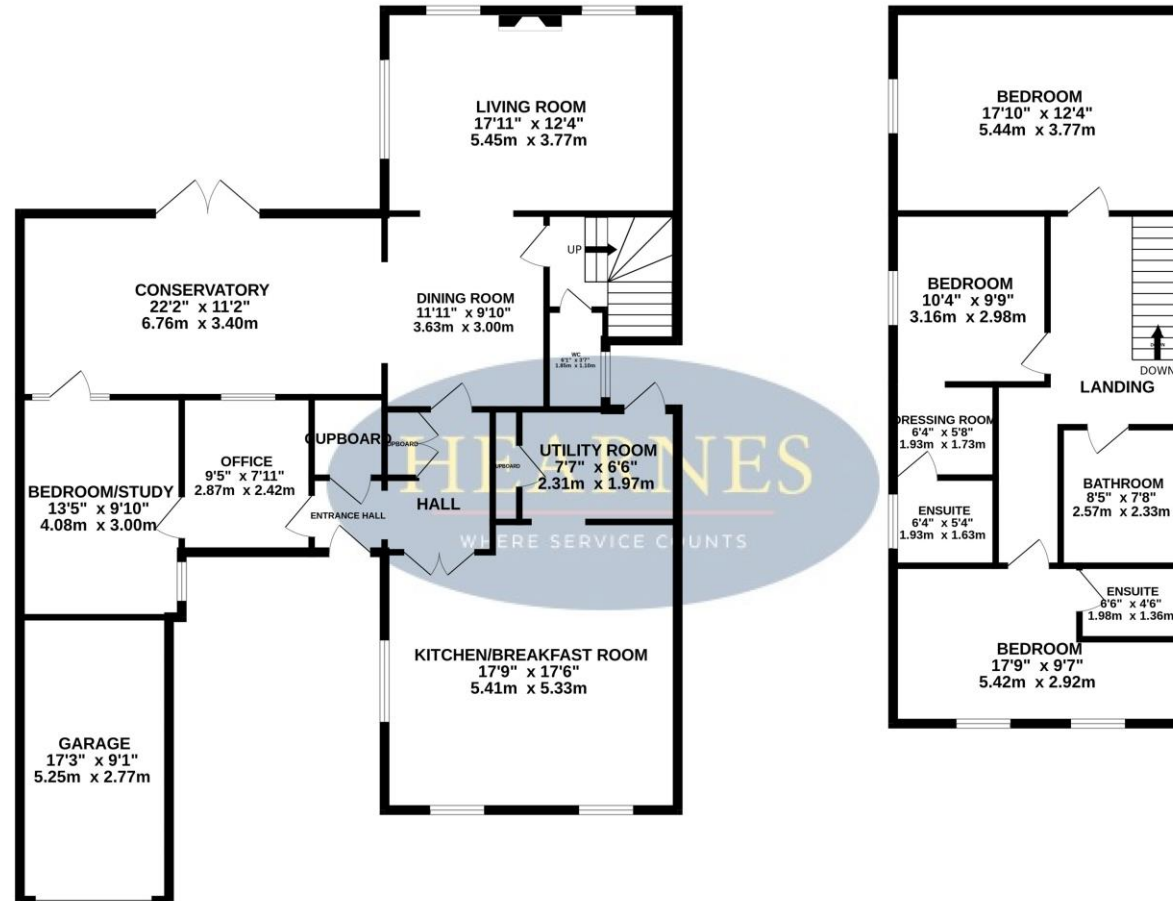
COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnies 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
1498 sq.ft. (139.2 sq.m.) approx.

1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 2273 sq.ft. (211.1 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

