



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1440 sq. ft. (133.7 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The furniture, fixtures and appliances shown here are for illustration only and no guarantee is made with respect to their availability or efficiency can be given.
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137a Queens Park Avenue, QUEENS PARK BH8 9HA

£650,000

The Property

Brown and Kay are delighted to market this attractive semi detached property enjoying beautiful views over the fairway from the comfort of your own home. Nestled behind a gated entrance, this property affords generous and well proportioned accommodation with many fine features to include a stunning kitchen which opens on to the garden, two reception rooms together with a useful study, four bedrooms, two of which have en-suites for added convenience, and a lovely garden to the rear with areas of seating.

The property is situated in this much sought after location and occupies a super spot opposite Queens Park Golf Course. The area is ideal for families being well served with schools in the area as well as excellent leisure facilities to include BH Live sports centre. For shopping interests, nearby Castle Point offers a variety of shops whereas the larger town centre of Bournemouth offers a more comprehensive range of shopping and leisure pursuits. Golden sandy beaches with miles upon miles of promenade area also accessible as is Bournemouth train station with links to London Waterloo.

ENTRANCE HALL

Stairs to the first floor landing.

LOUNGE

17' 1" x 12' 0" (5.21m x 3.66m) A lovely room with front facing views over the golf course, radiator.

DINING ROOM

12' 0" x 9' 8" (3.66m x 2.95m) Window to the side aspect, radiator.

KITCHEN

12' 9" x 12' 5" (3.89m x 3.78m) A particular feature of the home with French doors opening to the rear garden, well equipped with a range of wall and base units with complimentary work surfaces, fitted appliances and central island with inset sink, tiled floor.

UTILITY ROOM

12' 6" x 5' 4" (3.81m x 1.63m) Wall and base units, space for tumble dryer and washing machine.

STUDY

6' 5" x 5' 8" (1.96m x 1.73m) Window to the front aspect, radiator.

GROUND FLOOR CLOAKROOM

Low level w.c. and wash hand basin.

FIRST FLOOR LANDING

Doors to the following rooms.

MASTER BEDROOM

12' 9" x 12' 5" (3.89m x 3.78m) Front aspect window, radiator, built-in wardrobe, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Suite comprising low level w.c., wash hand basin and shower cubicle, heated chrome towel rail, side aspect window.

BEDROOM TWO

12' 5" x 10' 11" (3.78m x 3.33m) Window to the rear aspect, radiator, built-in wardrobes, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Suite comprising low level w.c., wash hand basin and shower cubicle.

BEDROOM THREE

12' 2" x 9' 10" (3.71m x 3.00m) Front aspect window, radiator.

BEDROOM FOUR

12' 0" x 8' 0" (3.66m x 2.44m) Rear aspect window, radiator.

FAMILY BATHROOM

Suite comprising shower bath with glass screen, w.c. and wash hand basin. Heated towel rail.

FRONT OF PROPERTY

Gated approach to expansive driveway which provides ample off road parking, and in turn gives way to the garden.

GARAGE

Up and over door.

REAR GARDEN

The garden has been arranged in sections with low maintenance in mind, the lower level is ideal for alfresco dining with a brick built barbecue, steps with feature glass balustrade lead to the upper level with lawn areas, additional seating area which is laid with artificial grass (above the garage).

COUNCIL TAX - BAND E