



HEARNES
WHERE SERVICE COUNTS

A deceptively spacious five double bedroom, three bathroom/shower room detached house situated in the premier Queens Park location within a moments walk of the popular Queens Park Golf Course and woodland and easy reach of main transport links and Bournemouth Town Centre. The property has been superbly maintained and updated by the current owners offering generously sized living accommodation, private rear garden along with ample off road parking and garage. The property is offered for sale with no forward chain.

As you enter the property a large welcoming entrance hall, with stairs leading to the first floor landing, provides access to all ground floor accommodation with double doors opening into a spacious dining room which in turns leads into a large living room. From the living room double doors open into a conservatory offering an elevated outlook and access to the rear garden. A spacious kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface overlooking and providing access to the rear garden. One of the property's five bedrooms is located on the ground floor and is served by a luxury ensuite shower room, whilst an additional WC completes the ground floor accommodation.

Situated on the first floor are the property's remaining four double bedrooms one of which benefits from an ensuite shower room, whilst a modern family bathroom completes the accommodation.

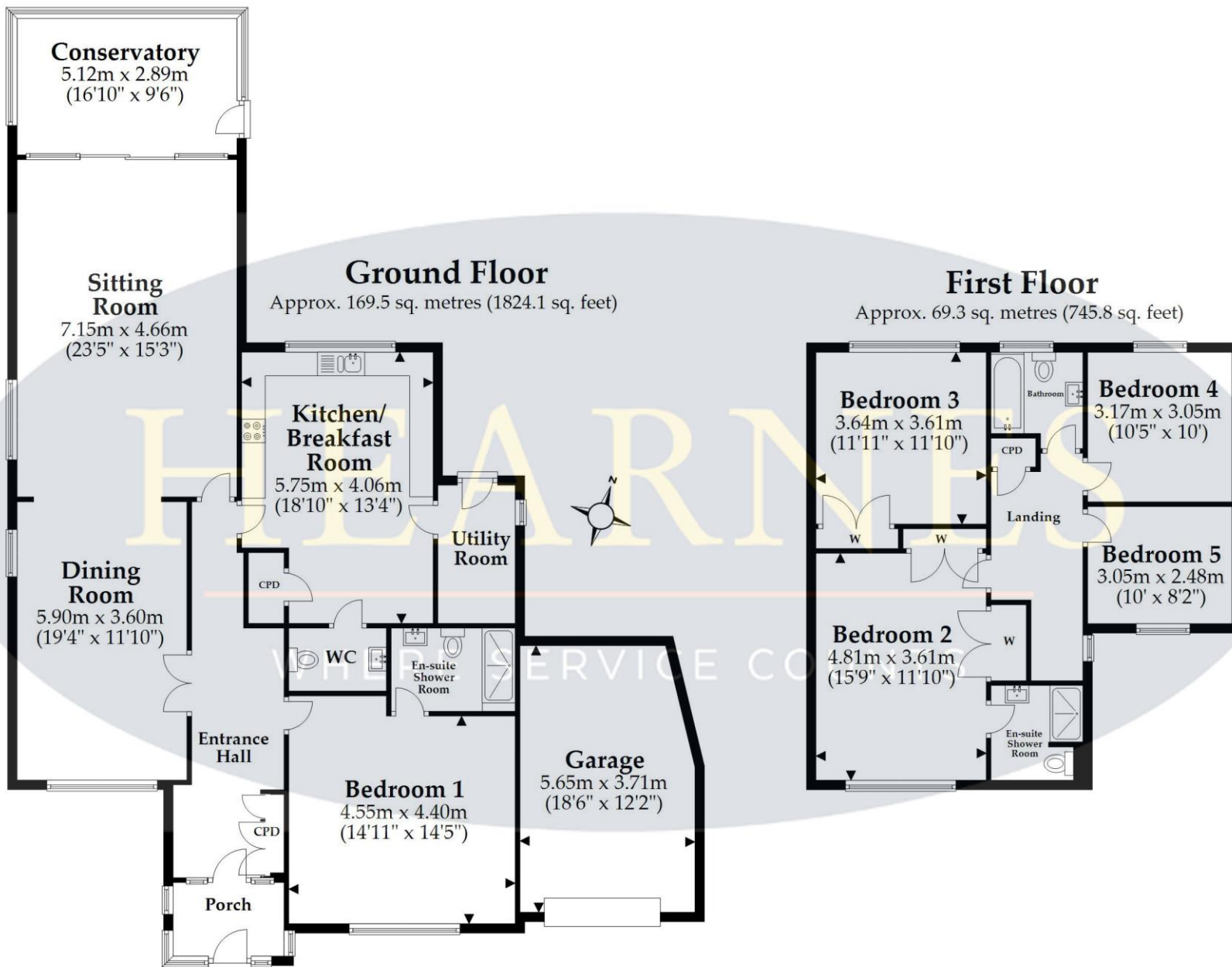
Externally, the property benefits from an elevated position with a large decked area leading onto a level area of artificial lawn. The garden offers distance views across Bournemouth and also benefits from a further area of garden which could be utilised to create a further area of garden space or a children's play area. To the front of the property an attractive block paved driveway provides comprehensive off road parking and leads to a garage with an electronically operated up and over door.

EPC: TBC

COUNCIL TAX BAND:F

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.





Total area: approx. 238.8 sq. metres (2570.0 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



