



**HEARNES**  
WHERE SERVICE COUNTS

A superbly presented five-bedroom detached character family home located in the premier Queens Park location within walking distance of the Grammar Schools and easy reach of the popular Queens Park Golf Course, JP Morgan and Bournemouth Hospital. The property is only a short distance from Bournemouth Town Centre and provides easy access to transport links. The property, retaining many original features, has been beautifully maintained by the current owner and offers two large reception rooms, a family bathroom and additional WC, off road parking with garage and large private rear garden.

On entering the property a welcoming entrance hall with stairs leading to the first floor landing provides access to all ground floor accommodation. An impressive living room overlooks the front aspect and includes a feature bay window. A spacious dining room offers direct access to the garden with views overlooking the grounds. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface and provides space for a range of kitchen appliances. The ground floor accommodation is complete with a utility room with WC and internal access to a double garage.

A split level first floor landing leads to five of the property's bedrooms four of which are generously sized double rooms. Completing the accommodation a separate shower room and spacious family bathroom comprises a WC, wash hand basin bath and separate shower enclosure.

A particular feature of the property is the private, secluded rear garden being mainly laid to lawn with a range of attractive shrub and hedge borders along with a paved patio seating area adjoining the rear of the property. To the front a driveway provides ample off-road parking and leads to a double garage.

**COUNCIL TAX BAND: E**

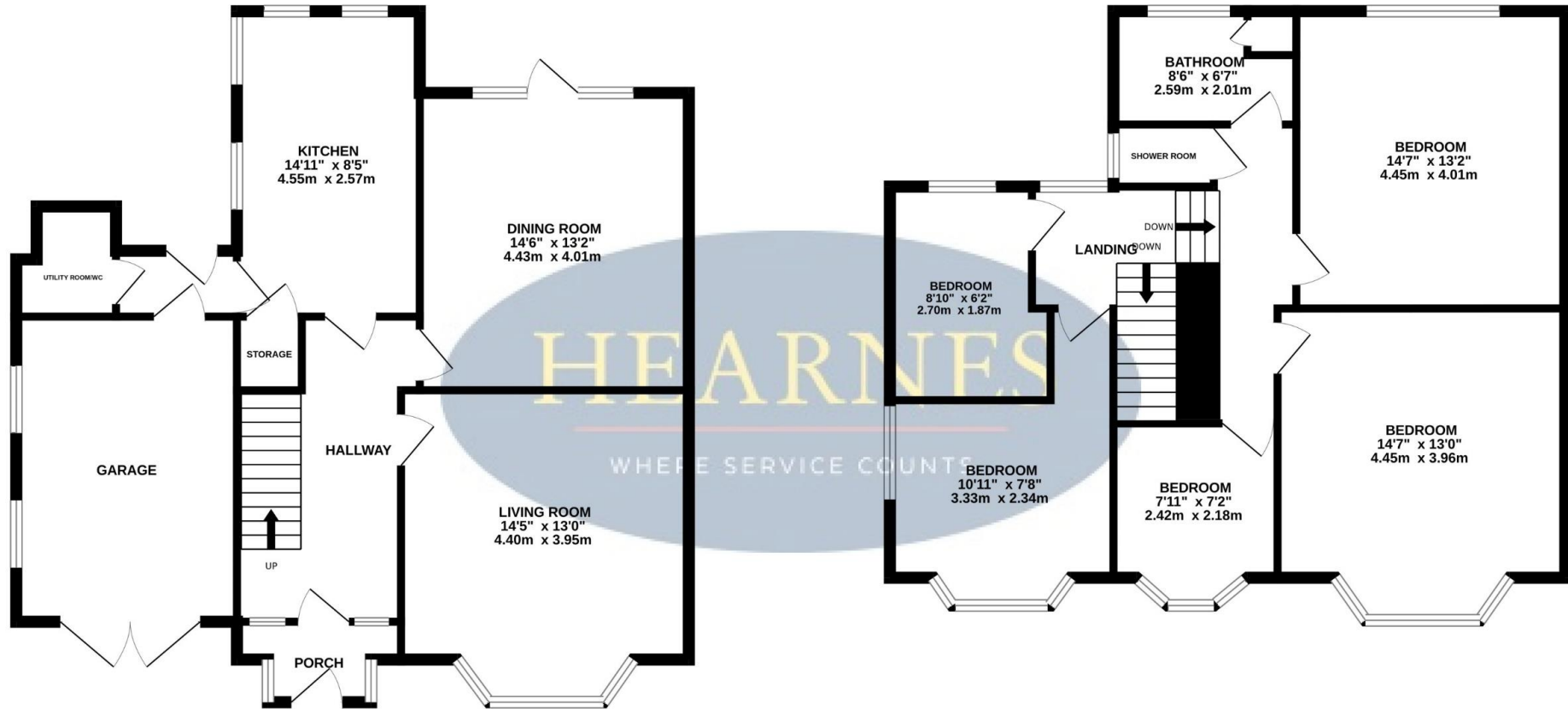
**EPC RATING: D**

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  
876 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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

