



HEARNES

WHERE SERVICE COUNTS

A delightful, detached family home in an established and popular road situated within the sought after location of Queens Park. The property is very convenient for a wide range of local schools including the favoured Park School and two Bournemouth Grammar Schools as well as local leisure facilities, Queens Park itself including Golf Course. Castlepoint Shopping Centre and Bournemouth Town Centre offering shops, bars, restaurants are a short distance away as are award winning sandy beaches.

On entering the property a spacious hallway gives access to all accommodation with stairs rising to the first floor. There is a living room to the rear of the property with French doors leading onto a southerly garden, double doors from the living room lead through to a separate dining room with window to front aspect and return door to the hallway. The kitchen is beautifully refitted with a range of base and eye level units, polished granite work surfaces and a Rangemaster range cooker, also offering ample room for a dining table. From the kitchen there is access to the rear of the garage which is set up as a utility area with space for a washing machine and tumble dryer, also giving access to the rear garden. Completing the ground floor accommodation is a cloakroom fitted with a WC and wash basin.

On the first floor a good sized landing gives access to four bedrooms, a bathroom, airing cupboard and a large loft void with pull down ladder. The master bedroom is a generous double room with mirror fronted fitted wardrobes and access to a modern en-suite shower room fitted with power shower, WC and wash basin. Bedroom two is another good-sized double with built in wardrobes whilst bedrooms three and four are smaller double rooms. The family bathroom is fitted with a modern white suite.

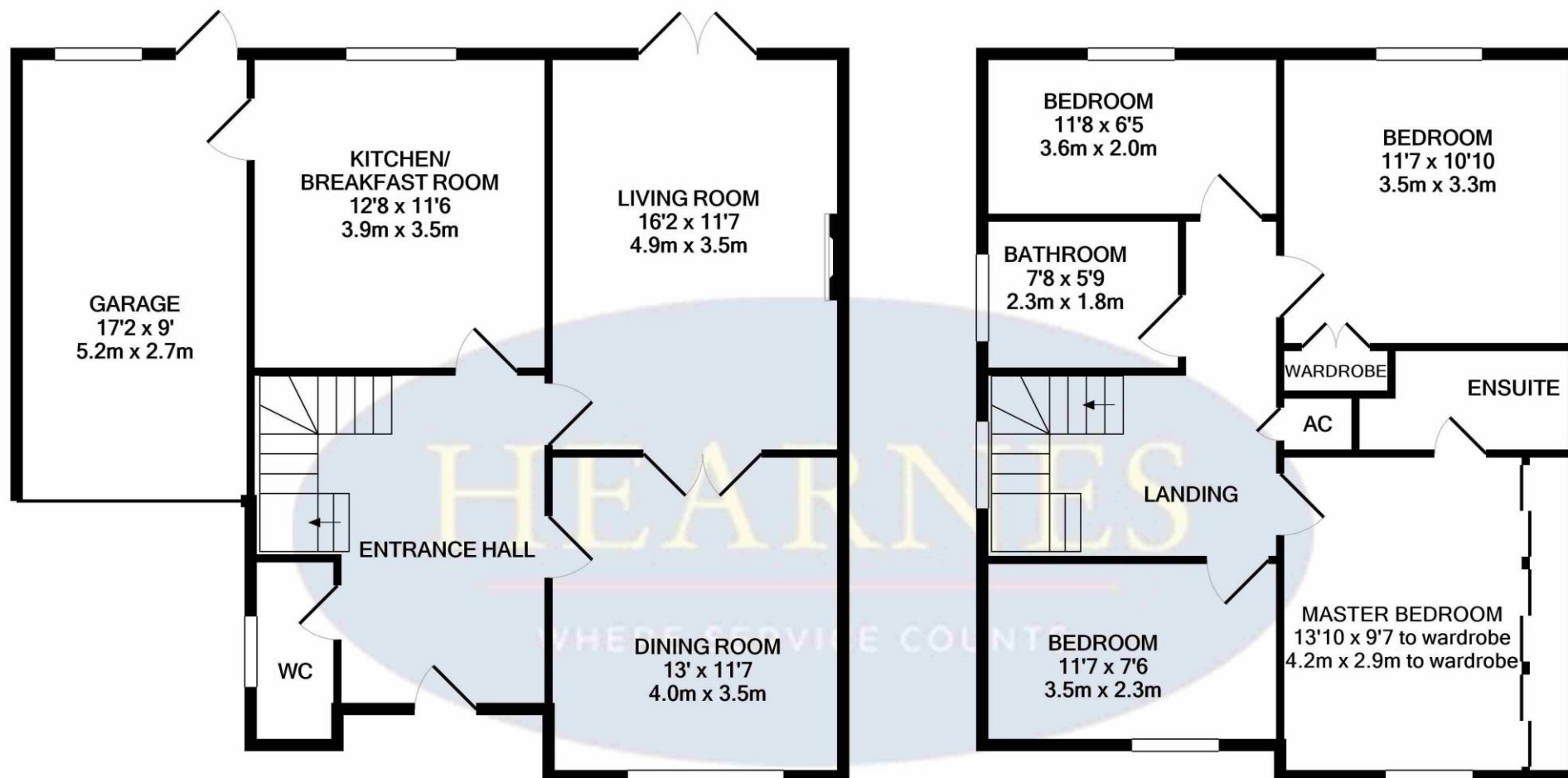
To the rear of the property there is a southerly facing garden with patio area, level lawn and attractive plant and shrub borders. To the front there is driveway parking leading to a single garage with electrically operated up and over door.

EPC Rating - D

Council Tax Band - E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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
APPROX. FLOOR
AREA 828 SQ.FT.
(77.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1501 SQ.FT. (139.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

