



Estate Agents



Auctioneers

Hadden Road, Queens Park, Bournemouth, Dorset, BH8 9HH

Guide Price £870,000 – Freehold

Five Bedroom, Two Bathroom Extended Detached House | 2249 sqft Over Three Floors
Entrance Hallway | Downstairs W/C | Lounge | Open-Plan Kitchen & Living Space | Utility Room | Games Room/Study
First Floor Landing | Three Bedrooms | Luxury Bathroom | Stairs to Second Floor | Two Further Bedrooms & En-Suite
Garage & Parking | Lovely Rear Garden

A beautifully refurbished and extended five bedroom, two bathroom detached house, set over three floors with accommodation of 2528 sqft. The property is ideally situated in a quiet tree lined road in the highly desirable residential area of Queens Park - just a short walk from the golf course and within easy reach of local shops and Castlepoint Shopping centre, as well as having swift access into Bournemouth via the A338. The property boasts UPVC double glazing, gas central heating, impressive 27' x 26' open-plan kitchen and living room, 14' lounge, separate games room, utility room, downstairs w/c, five bedrooms and two luxury bathrooms. Outside there is a garage and parking plus a lovely rear garden. A great family house - Viewing highly recommended!

Enter into the spacious hallway with staircase to the first floor and feature stained glass window and door. There is a useful ground floor cloakroom and utility room and doors lead to the separate 14' front reception room and also to the the hugely impressive and extended open-plan kitchen and living space; this room is the hub of the home with a stylish modern kitchen having a central island unit, dining area and a further seating area - bi fold doors then lead out to the patio area. There is a separate room to the side which is currently used as a games room/study.

On the first floor are three double bedrooms and a luxury bathroom. Further stairs then lead from the landing up to the second floor where you'll find a further two bedrooms and an en-suite shower room and w/c.

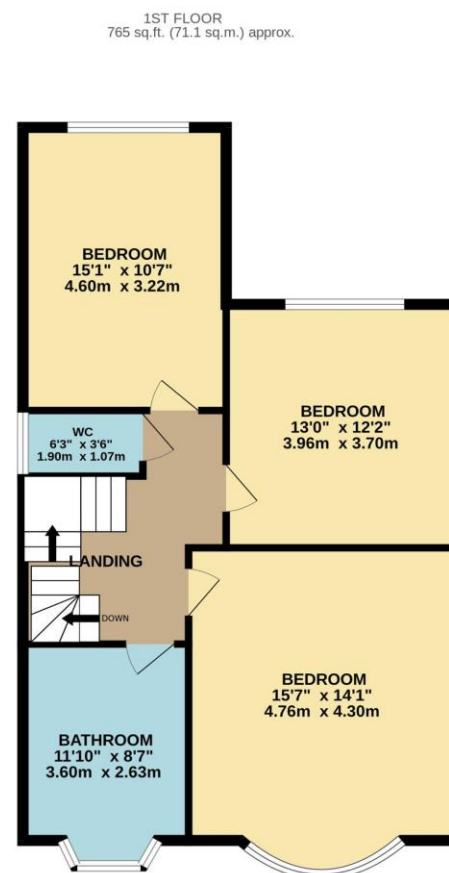
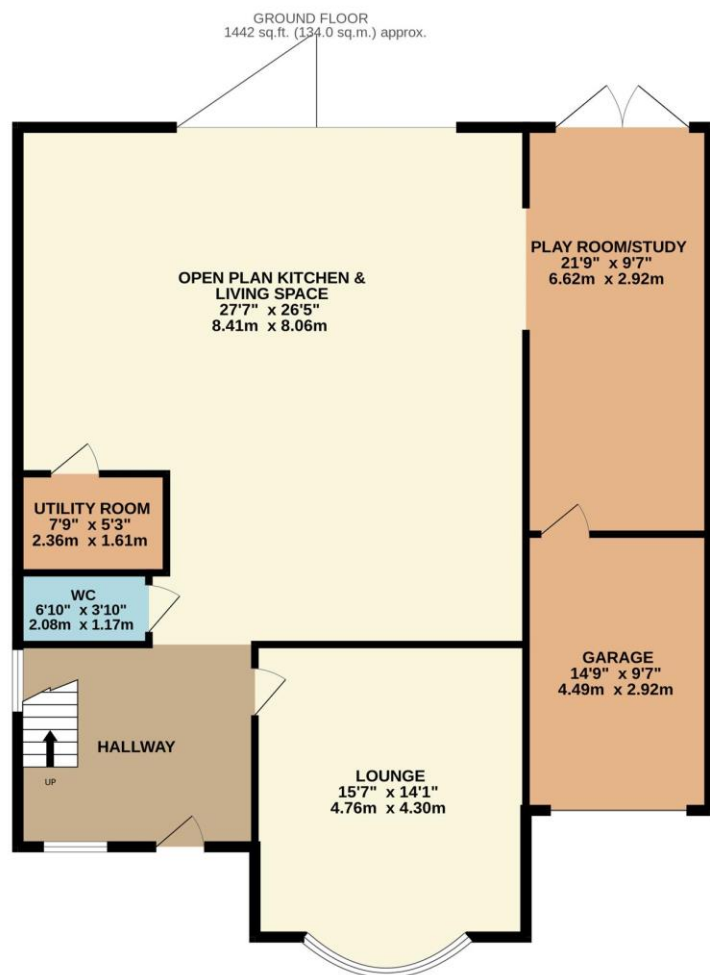
Outside, the front garden is laid to lawn with mature borders, a driveway provides off street parking and leads to the Attached Garage which has an up and over door. Gated side access. The rear garden extends to approx. 80' in length, mainly laid to lawn with mature borders and with a large porcelain patio area - perfect for entertaining.

Council Tax: Band E

EPC Rating: To be confirmed.







TOTAL FLOOR AREA : 2528 sq.ft. (234.9 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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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

