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MOVING BEYOND EXPECTATIONS



21 High Trees Avenue

Bournemouth BH8 9JX

OIEO: £500,000

- Detached, Chalet Bungalow
- Situated in the Heart of Queens Park
- Conservatory
- Garage
- No Forward Chain

Location

This property in Queens Park is within a very short walk to excellent primary and secondary schools, convenience stores, doctors surgeries, Castlepoint Shopping Centre and Mallard Road retail park. Also within easy access are numerous bus routes, The Royal Bournemouth Hospital, Bournemouth Town Centre and The Wessex Way (A338) for routes into and out of Bournemouth.

Hallway

Living Room 17' 5" x 11' 11" (5.30m x 3.63m)

Conservatory 14' 9" x 12' 2" (4.49m x 3.71m)

Kitchen 11' 10" x 9' 10" (3.60m x 2.99m)

Bathroom

Bedroom 1 14' 10" x 12' 11" (4.52m x 3.93m)

Bedroom 2 13' 9" x 9' 5" (4.19m x 2.87m)

Bedroom 3 11' 8" x 9' 2" (3.55m x 2.79m)

Bedroom 4 11' 8" x 8' 11" (3.55m x 2.72m)

Garage 16' 10" x 8' 3" (5.13m x 2.51m)

Outside

Outside offers a wrap around garden which is mainly laid to lawn, a raised decking area off the conservatory, garage and two private driveways.

EPC

Rating - D

IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Description

A deceptively spacious DETACHED chalet BUNGALOW which allows versatile living accommodation and is situated in the heart of QUEENS PARK. Entrance HALLWAY, bright and airy LIVING ROOM leading onto the CONSERVATORY, fully fitted KITCHEN with separate UTILITY ROOM, fully tiled family BATHROOM, FOUR well proportioned BEDROOMS, GARAGE, wrap around GARDEN, two private DRIVEWAYS, close to local AMENITIES and a short walk to QUEENS PARK GOLF COURSE. This spacious, detached chalet bungalow is located in a sought after and prestigious road in Queens Park and offers ample versatile living accommodation. The property comprises of an entrance hall, fully fitted kitchen with integrated appliances, double oven and electric hob, a separate utility room to the side of the building, a bright and airy living room which leads onto a conservatory, a fully tiled family bathroom with bath, separate shower cubicle, wash basin & WC. Completing the ground floor there are two double bedrooms with fitted wardrobes to the master and direct access to the garden. The first floor boasts a further two bedrooms. Outside offers a wrap around garden which is mainly laid to lawn, a raised decking area off the conservatory, garage and two private driveways.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of items, windows, doors 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.
*See web reference C1012

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