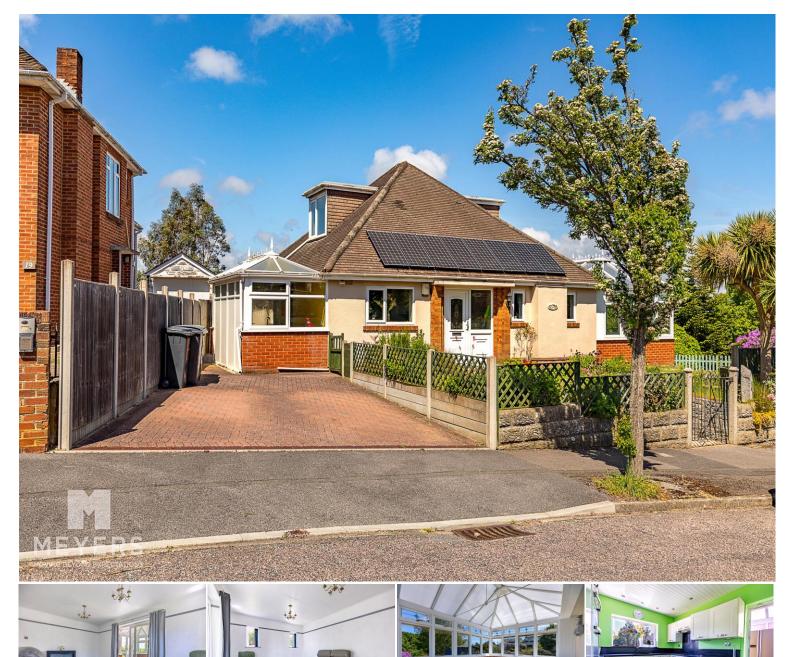
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Your Local Award Winning Estate Agency





21 High Trees Avenue

Bournemouth BH8 9JX

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

OIEO: £475,000

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.

CONSERVATORY

LIVING ROOM

178' x 127'

4.5m x 3.7m

LIVING ROOM

178' y 1271'

4.5m x 2.5m

BEDROOM 1

187' y 2711'

4.5m x 2.5m

BEDROOM 2

187' y 1271'

4.5m x 2.5m

BEDROOM 3

187' y 1271'

4.5m x 2.5m

BEDROOM 5

187' y 127'

4.5m x 2.5m

BEDROOM 5

Sam x 2.5m

BEDROOM 5

187' y 127'

4.5m x 2.5m

BEDROOM 5

187' y 127'

1ST FLOOR 216 sq.ft. (20.0 sq.m.) approx

GROUND FLOOR 1278 sq.ft. (118.8 sq.m.) approx.

Meyers are recommendation based family estate agents with a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and care greatly about our community and our contribution towards it. Our Poundbury HQ office happily cover Dorchester, Weymouth, Portland, Blandford, Sherborne, Yeovil, Bridport and the countryside in between, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Professional and Drone Photography, London Marketing Exhibitions, Independent Financial Advice and the conveyancers to

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