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# MEYERS

MOVING BEYOND EXPECTATIONS



## 21 High Trees Avenue

Bournemouth BH8 9JX

OIEO: £475,000

- 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.



TOTAL FLOOR AREA: 1494 sq ft (138.9 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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