



# HIVE

46 ST ALBANS AVENUE  
QUEENS PARK  
BOURNEMOUTH  
BH8 9EQ



*presented by*  
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## *Agent's introduction*

A wonderful four bedroom detached home situated on a level, southerly plot in one of Queens Park's favoured roads, just a short walk from the golf course. The property is bursting with character features and offers well-proportioned accommodation, with potential for further extension or development.







## *Property highlights*

Four double bedrooms

Three bath/shower rooms

Secluded southerly garden

Beautiful reception hallway with  
stained glass windows

Two spacious reception rooms with  
bay windows

Kitchen/breakfast room with solid oak  
units and integrated appliances

Garage and driveway





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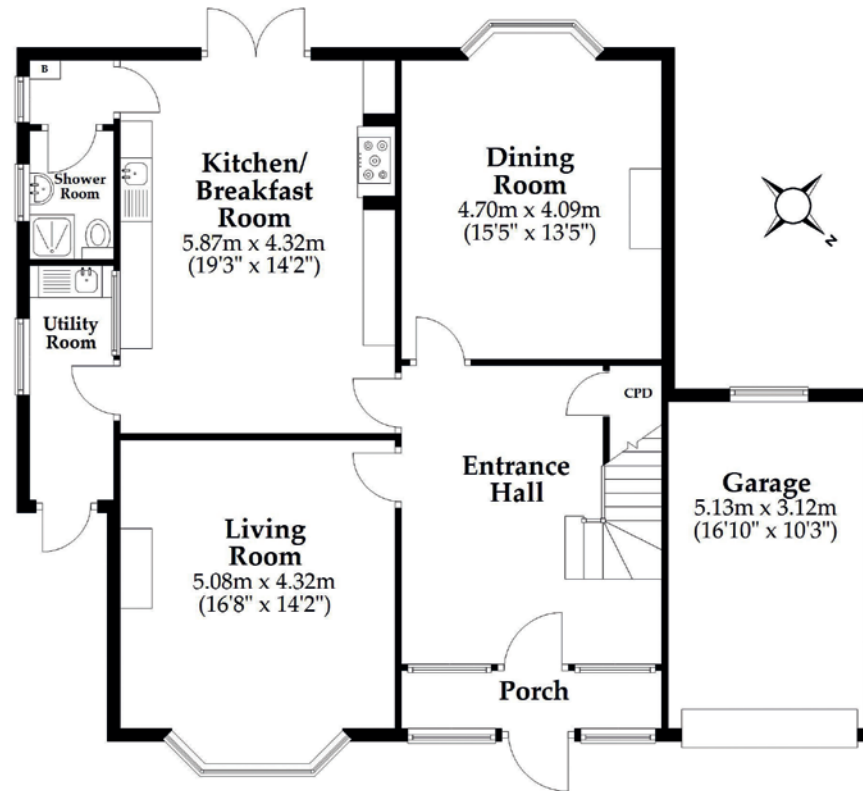
A well presented character home situated in a popular road, just 0.3 miles from Queens Park Golf Course and close to JP Morgan, Bournemouth Hospital and Castlepoint Shopping Centre. Bournemouth with its award winning sandy beaches, shops, restaurants, bars and cinema is less than two miles away.



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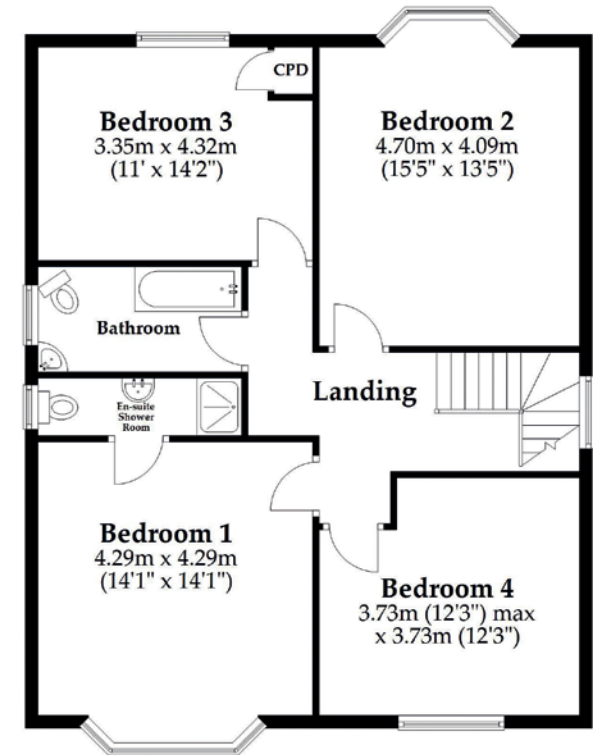
## Ground Floor

Approx. 112.0 sq. metres (1206.0 sq. feet)



## First Floor

Approx. 89.8 sq. metres (967.1 sq. feet)



Total area: approx. 201.9 sq. metres (2173.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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