



Queens Park Avenue, Bournemouth

- Beautifully renovated detached house
- Prime residential location
- Four double bedrooms
- Ensuite and huge family bathroom

£800,000

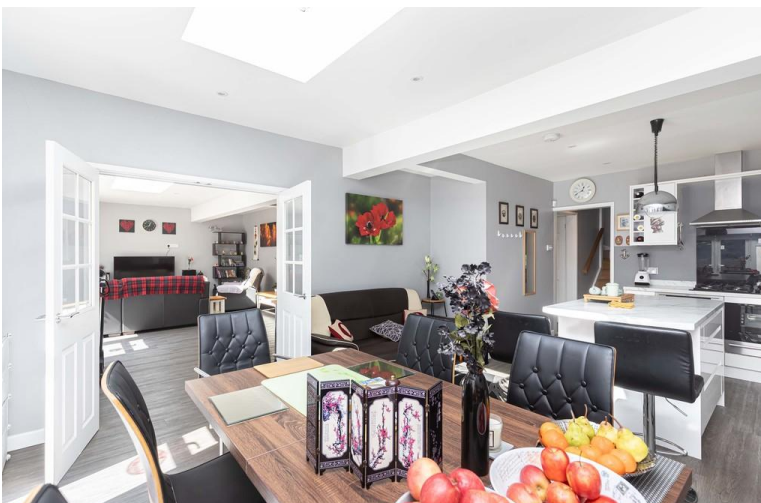
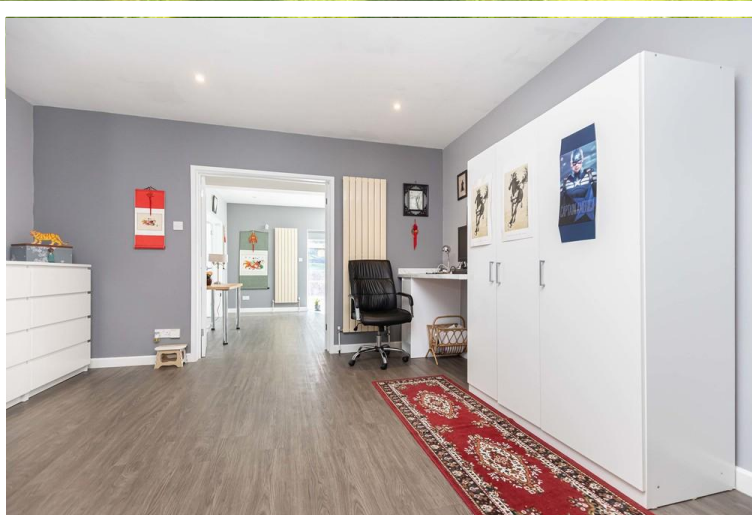
EPC Rating 'C'





Property Description

Beautifully presented four double bedroom detached house, refurbished and extended in 2017 to create a fabulous family home, situated on a superb plot along the prestigious tree-lined Queens Park Avenue, all within walking distance of the highly regarded Queens Park Golf Course, Bournemouth Grammar Schools, and local amenities.



On entering the property, double opening doors lead to a welcoming spacious entrance hall with further double opening doors leading to a spacious living room offering a pleasant southerly facing outlook. A spacious modern kitchen/breakfast room, overlooking and providing access to the rear garden, offering ample floor and wall mounted units finished with a matching work surface, and a selection of kitchen appliances to include, oven, warming drawer, microwave and dishwasher. The kitchen leads into a inner hallway which in turn leads to a well equipped utility room housing an additional sink, storage units, consumer unit and airing cupboard housing the



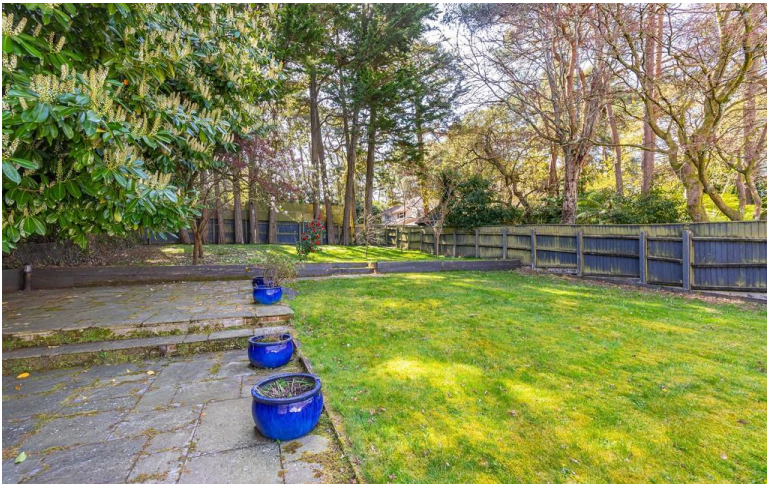
pressurised hot water cylinder tank, Glow Worm boiler and water softener. A spacious double bedroom with a modern ensuite and downstairs WC completes the ground floor accommodation.

The first accommodation comprises three double bedrooms, two of bedrooms have fitted wardrobes. A fantastic sized modern fitted family bathroom complete with a walk-in shower, freestanding roll top bath, floating wash hand basin with vanity unit, and WC.

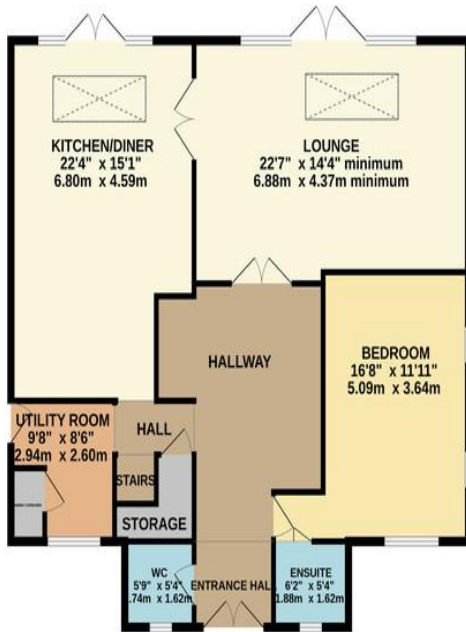
Externally the property is situated within a lovely size southerly facing rear garden being mainly laid to lawn with large patio areas and mature trees to the rear border. The 9m + outbuilding with power and light is currently used as a gym, but would make a great room for entertaining, working from home or potential conversion for income. To the front a block paved driveway provides ample off road parking for several cars, bounded by a front brick wall. The block paved driveway extends to the side accessed via double wooden gates.



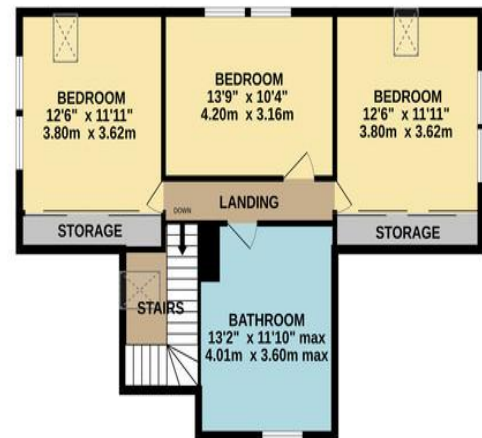




GROUND FLOOR
1609 sq.ft. (149.5 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (217.9 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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413-415 Charminster
Road
Bournemouth
Dorset
BH8 9QT

www.quinnandco.co.uk
sales@quinnandco.co.uk
01202 512299

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