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ESTATE AND LETTING AGENTS

**St. Georges Avenue, Queens Park,
Bournemouth**

- Four bedroom detached house
- Double garage
- Off road parking
- Southerly facing rear garden

Offers In Excess Of £650,000
EPC Rating 'D'



20 St. Georges Avenue, Bournemouth, BH8 9DF



Property Description

Spacious Four Bedroom Detached Home in Sought-After Queens Park, Bournemouth

Situated in the highly desirable area of Queens Park, this well-presented four-bedroom detached residence offers generous and versatile living space, ideal for families and those seeking comfort and convenience.

The property boasts two reception rooms, providing flexibility for both formal entertaining and relaxed family living. A spacious kitchen/breakfast room serves as the heart of the home, perfect for everyday dining and social gatherings. A downstairs WC adds practicality, while upstairs features a modern family bathroom and a master bedroom with en-suite shower room.

Outside, you'll find a beautiful, private south-facing rear garden with mature planting – an ideal space for outdoor relaxation and entertaining. The property also benefits from a double garage with power and light, along with off-road parking for two vehicles.





Additional benefits include no forward chain, Council Tax Band E, and an EPC rating of D.

Don't miss this opportunity to secure a substantial home in one of Bournemouth's most sought-after residential locations.

LOUNGE

25' 4" x 11' 10" (7.73m x 3.62m)

DINING ROOM

17' 5" x 12' 10" (5.31m x 3.93m)

KITCHEN/BREAKFAST ROOM

23' 9" maximum x 17' 2" maximum (7.26m x 5.25m)

MASTER BEDROOM

17' 4" maximum x 17' 2" maximum (5.30m x 5.25m)
Width narrows to 3.02m.

ENSUITE

8' 5" x 5' 1" (2.58m x 1.57m)

BEDROOM TWO

11' 10" x 10' 11" (3.63m x 3.33m)

BEDROOM THREE

12' 10" x 10' 5" (3.93m x 3.18m)

BEDROOM FOUR

12' 0" x 7' 1" (3.67m x 2.17m)

BATHROOM

10' 4" x 6' 5" (3.17m x 1.96m)

DOUBLE GARAGE

18' 4" x 16' 4" (5.60m x 4.98m) Two up and over doors, light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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