



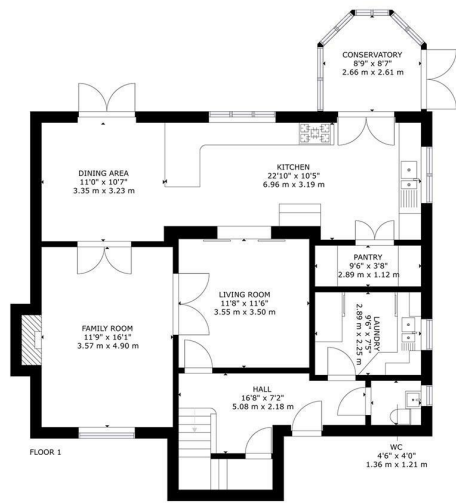
STRATTON OAK ESTATES



4 2 2 E

16 St. Georges Avenue, Bournemouth, BH8 9DF
Offers In Excess Of £675,000

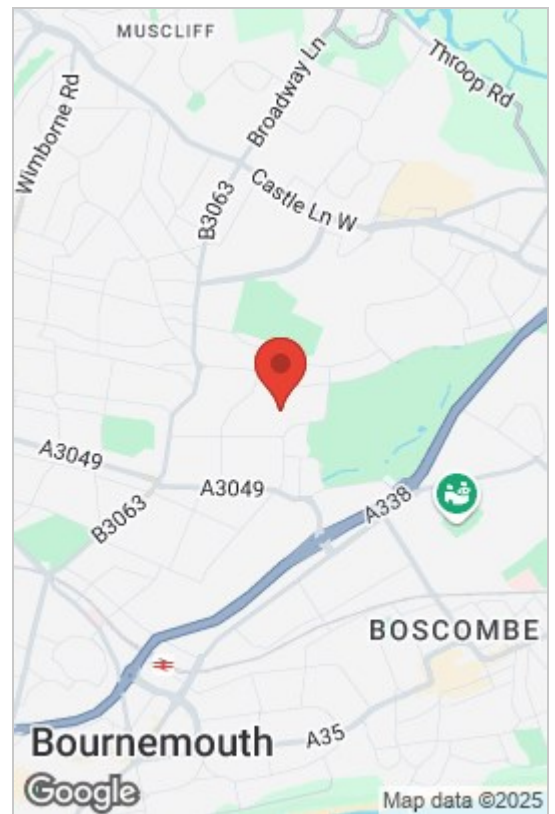
GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



GROSS INTERNAL AREA
FLOOR 1: 963 sq.ft, 89 m², FLOOR 2: 747 sq.ft, 69 m²
EXCLUDED AREAS: CONSERVATORY: 67 sq.ft, 6 m²
TOTAL: 1710 sq.ft, 158 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

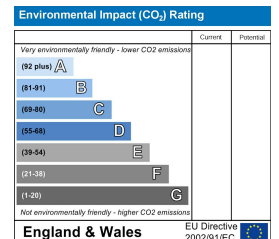
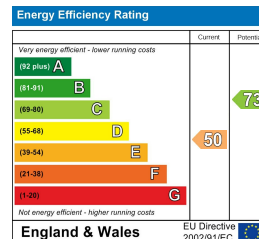


STRATTON OAK ESTATES



- Prime Queen's Park location, moments from the Golf Course and only minutes to Bournemouth Town and beach.
- Outstanding multi-tiered garden with patio, lawn and private dining areas.
- Stunning, reconfigured kitchen/diner with quartz worktops, walk-in pantry and dual ovens.
- Conservatory and dining space both open directly onto the garden.
- Two separate reception rooms offering versatile family living and entertaining.
- Impressive Master Suite with walk-in wardrobe and en-suite shower room.
- Three additional bedrooms, two with built-in wardrobes. A stylish family bathroom.
- Driveway parking for two cars, garage and side access to the garden.

Located in the prestigious Queen's Park area, this beautifully reconfigured four-bedroom Detached Home comes with an immaculate garden as well as expansive and flexible living space. A newly installed bespoke kitchen with walk-in pantry coupled with modern finishes throughout make this a standout property just moments from Queen's Park Golf Course.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.