



15 Queens Park Avenue
Queens Park, Bournemouth, BH8 9LH

Price Guide £670,000



Road Map



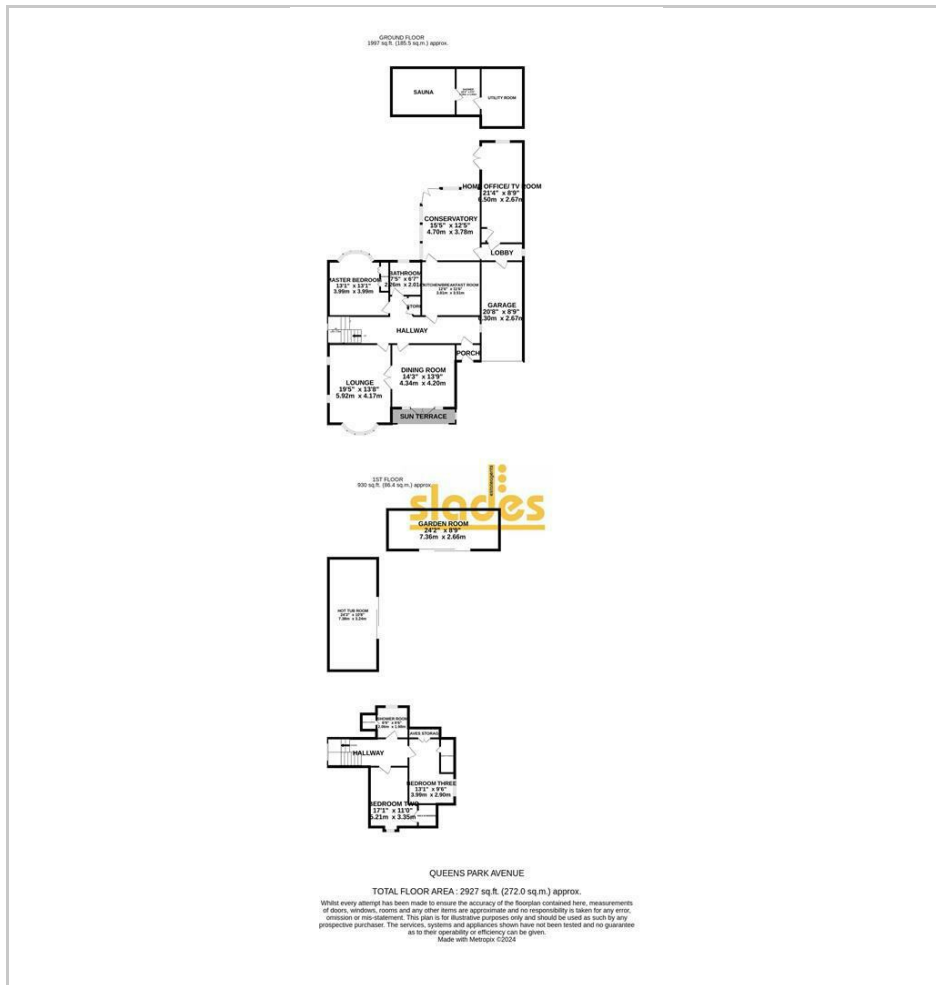
Hybrid Map



Terrain Map



Floor Plan



- **MUST VIEW TO APPRECIATE WHAT THIS PROPERTY HAS TO OFFER**
- **LARGE SECLUDED PLOT**
- **BRIGHT & SPACIOUS RECEPTION HALL**
- **3 DOUBLE BEDROOMS**
- **3 OR 4 RECEPTION ROOMS**
- **FANTASTIC ENTERTAINING SPACE**
- **2 BATHROOMS STUNNING KITCHEN**
- **GARAGE**
- **SAUNA & HOT TUB**
- **VIEWING RECOMMENDED**

Viewing

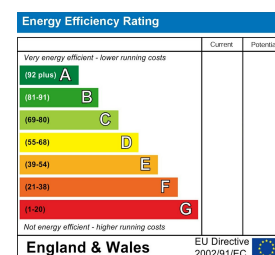
Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph



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**** PRICE GUIDE £670,000 - £685,000 ** A superb 3 BEDROOM detached chalet bungalow in this premier tree lined Avenue just moments away from Queens Park Golf course. Vendor Suited**

SLADES ESTATE AGENTS are delighted to offer for sale this stunning 3 DOUBLE BEDROOM, 2 BATHROOM detached chalet bungalow on Queen's Park Avenue. The property offers incredible versatility and the spaces can be apportioned in a manner of ways. The ground floor is beautifully appointed with 3 good sized reception rooms and a large conservatory, the LUXURY KITCHEN is finished to a high specification with a range of integrated appliance and a separate UTILITY ROOM. There is 1 beautifully presented bedroom on the ground floor, a bathroom and separate WC whilst the first floor has 2 further double bedrooms and a fully tiled SHOWER ROOM.

OUTSIDE there is a plethora of additional rooms and spaces. Immediately adjoining the rear of the property there is a TRADITIONAL WOOD CLAD SAUNA ROOM (apparently converted from the original bomb shelter). To the top of the tiered garden there are 2 large timber chalets one housing the hot tub and the other is arranged as a garden room enjoying distant elevated views. there is also another structure which is currently used as a 'workshop'.

The garden has been extensively landscaped to make the most of what's available with selected seating areas and there are lovely views. To the front there is a large garden, driveway and access to the GARAGE. Internal viewing is highly recommended to appreciate the space and finish of this wonderful home.

RECEPTION HALL

Bright and spacious with beautiful hardwood flooring. Doors to

GROUND FLOOR WC

with a modern suite and window to the side elevation

LIVING ROOM

19'5 x 13'8 (5.92m x 4.17m)

stunning room with south facing rounded bay window.

DINING ROOM

14'3 x 13'9 (4.34m x 4.19m)

again south facing with double doors leading onto the frontal Loggia

KITCHEN/ BREAKFAST ROOM

12'8 x 11'6 (3.86m x 3.51m)

extensively fitted with a range of integrated appliances and an extended breakfast bar

UTILITY ROOM/ SAUNA

externally accessed with space and plumbing for appliances and door to traditional wood clad SAUNA, shower and WC

CONSERVATORY

15'5 x 12'5 (4.70m x 3.78m)

accessed directly from the kitchen with surround glazing and casement doors onto the private patio and garden beyond

TV ROOM/ HOME OFFICE

21'4 x 8'9 (6.50m x 2.67m)

accessed from the conservatory, currently used as a large TV room but also accessed from the garage. If required this room would make an ideal home office area

GROUND FLOOR BEDROOM 1

13'1 x 13'1 (3.99m x 3.99m)

overlooking the rear garden with a large rounded bay window. Fully fitted bedroom furniture to a modern standard.

GROUND FLOOR BATHROOM

7'5 x 6'7 (2.26m x 2.01m)

fully tiled and modern suite, window to the side elevation

FIRST FLOOR LANDING

bright and spacious with window to the side elevation

FIRST FLOOR BEDROOM 2

17'1 max x 11' (5.21m max x 3.35m)

good sized room with extensive storage/ wardrobes and Dormer window to the front elevation

FIRST FLOOR BEDROOM 3

13'1 x 9'6 (3.99m x 2.90m)

good sized room with extensive storage/ wardrobes and window to the side elevation

FIRST FLOOR SHOWER ROOM

6'9 x 6'6 (2.06m x 1.98m)

modern suite, fully tiled walls and window to the rear elevation

OUTSIDE

The garden has been extensively landscaped to make the most of what's available with selected seating areas and there are lovely views. To the front there is a large garden, driveway and access to the GARAGE. The rear garden must be seen to believe.

CHALET 1

15'6 x 8'9 (4.72m x 2.67m)

currently set up as a Hot Tub room complete with built in dehumidifier

CHALET 2

24'2 x 10'10 (7.37m x 3.30m)

currently arranged as an outside living space enjoying far reaching views

STORE ROOM

ideal workshop/ store room

GARAGE

20'8 x 8'9 (6.30m x 2.67m)

with electronically operated door and glazed roof panels.

