







## HOUSE & SON

House & Son, established in 1939 and recognised as leading independent property professionals, are delighted to present this beautifully presented four/five bedroom detached family home. The property is set within a highly sought-after tree-lined avenue on the borders of Charminster, Moordown and Queens Park. This location places you within easy reach of a wide choice of local shops, pubs, cafés, restaurants, supermarkets and parks. The property also falls within catchment for several well-regarded schools, including Queens Park Junior School, St Walburga's, Bournemouth School for Boys and Bournemouth School for Girls. Regular public transport links connect the area to Bournemouth town centre, Castle Point Shopping Centre and beyond, making this an excellent choice for families.

The home retains much of its original character, with high ceilings, bay windows and feature fireplaces, complemented by modern additions such as a conservatory, utility room and a versatile outbuilding. Further benefits include off-road parking, a ground floor WC, a family bathroom, a shower room, and an attractive rear garden offering plenty of privacy.



## Accommodation

On entering the property, a welcoming hallway provides access to the principal rooms. To the front are two generous reception rooms, both with large bay windows. The second reception room offers flexibility and could be used as a fifth bedroom if required.

The kitchen/diner, measuring over 18ft, provides a superb family and entertaining space, with ample storage and direct access to the conservatory and utility room. A downstairs WC completes the ground floor accommodation.

The first floor offers four double bedrooms, two with bay windows and one with a feature fireplace. A family bathroom serves this level, while stairs rise to the top floor.

The second floor features three loft rooms, all with skylight windows, providing excellent versatility as home offices, hobby rooms or occasional bedrooms. A separate shower room adds convenience.

## Outside

The property is set on a generous elevated plot, with off-road parking for two vehicles and a small front garden with lawn and shrubs. The rear garden is particularly appealing, with a mix of lawn and seating areas arranged across tiers, including a firepit space ideal for evening entertaining.

The fully insulated workshop/outbuilding with power and light is positioned to the rear and offers excellent potential for use as a home office, gym, or studio.











## Room Measurements

### Ground Floor

Lounge: 14'11" × 15'1" (4.55m × 4.60m)

Reception Room/Bedroom 5: 14'0" × 14'1" (4.28m × 4.29m)

Kitchen/Diner: 18'11" × 11'11" (5.78m × 3.63m)

Conservatory: 11'0" × 9'5" (3.35m × 2.87m)

Utility Room: 11'11" × 5'7" (3.63m × 1.71m)

Bike Shed: 10'4" × 4'7" (3.15m × 1.40m)

### First Floor

Bedroom One: 14'11" × 14'7" (4.55m × 4.44m)

Bedroom Two: 14'0" × 12'9" (4.28m × 3.89m)

Bedroom Three: 14'1" × 11'11" (4.29m × 3.63m)

Bedroom Four: 12'4" × 9'10" (3.77m × 2.99m)

Bathroom: 8'0" × 6'7" (2.43m × 2.01m)

## Second Floor

Loft Room One: 11'10" × 9'11" (3.60m × 3.02m)

Loft Room Two: 10'6" × 10'0" (3.20m × 3.04m)

Loft Room Three: 10'0" × 9'5" (3.04m × 2.87m)

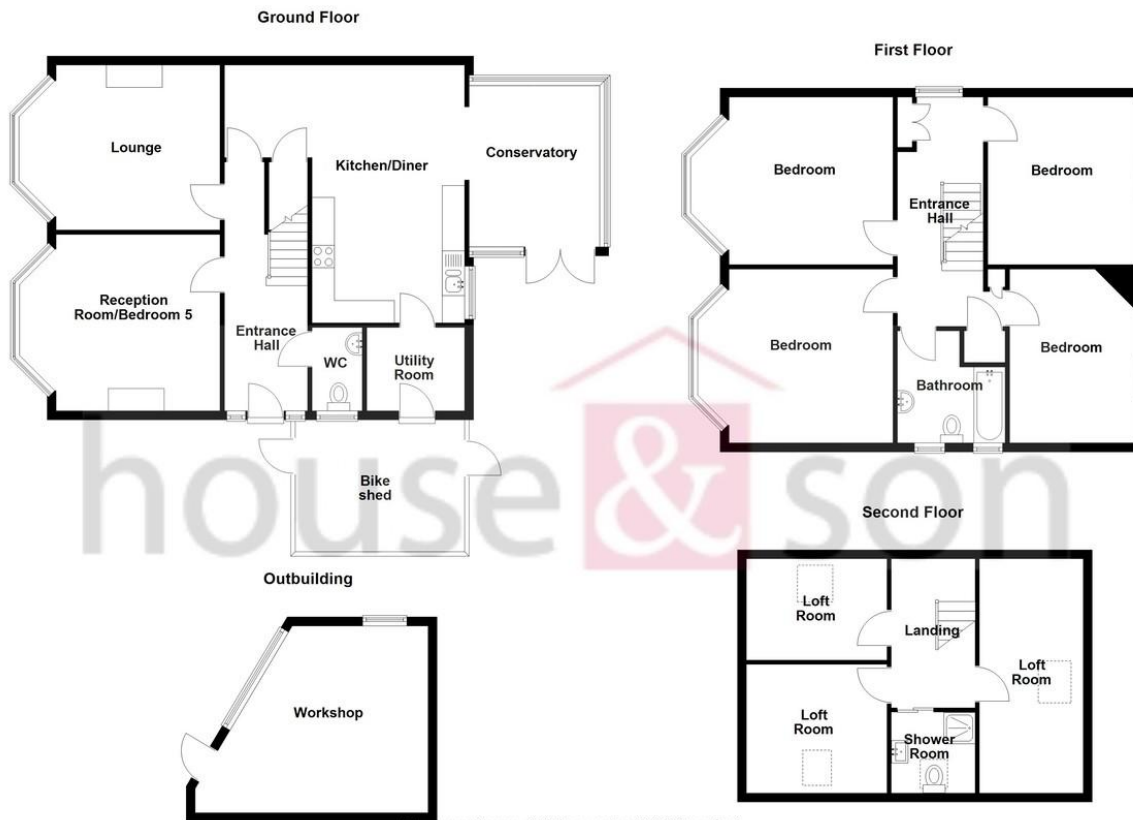
Shower Room: 9'10" × 6'5" (3.00m × 1.96m)

### Outbuilding

Workshop: 19'9" × 15'11" (6.01m × 4.85m)

### Call to Action

Viewing is highly recommended to fully appreciate the space, character, and location this wonderful family home has to offer. Contact House & Son today to arrange your appointment.



Main area: Approx. 210.5 sq. metres (2265.3 sq. feet)  
 Plus bike shed, approx. 11.5 sq. metres (124.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
 Plan produced using PlanUp.



## Energy performance certificate (EPC)

19 Charminster Avenue BOURNEMOUTH BH9 1RP	Energy rating <b>D</b>	Valid until:	6 April 2035
		Certificate number:	8335-0824-7400-0783-8202

Property type	Detached house
Total floor area	192 square metres