

48, Queens Park Avenue, Bournemouth, BH8 9LQ



Property overview

Guide Price £675,000

A spacious three double-bedroom chalet-style home situated in the sought-after, tree-lined Queen's Park Avenue, within the popular Queen's Park area of Bournemouth.

The property is conveniently located for the scenic walks and amenities of Queen's Park and the golf course, approximately 0.3 miles away, together with the popular shops, restaurants and amenities of Charminster High Street (0.9 miles), Castlepoint Shopping Park, Mallard Road Retail Park (1.6 miles) and direct access to the A338 (1.1 miles) for routes further afield.

The location is also particularly convenient for a number of well-regarded local schools, including Bournemouth's grammar schools, as well as major local employers and amenities including Royal Bournemouth Hospital and JP Morgan.

The accommodation offers a large entrance hallway with useful storage cupboard and WC, leading to three reception rooms, providing excellent flexibility for use as additional bedrooms, home offices or further living space. There is also an open-plan kitchen/breakfast/dining room and separate lounge on the ground floor.

Upstairs, there are three double bedrooms, all benefiting from built-in wardrobes, with the principal bedroom also having an en-suite, together with a family bathroom.

Externally, the property benefits from an established and well-landscaped rear garden, incorporating a patio area, while the front provides a generous driveway/parking area with space for several vehicles. A detached garage with power provides useful additional storage and workshop space.

Further benefits include UPVC double glazing and gas-fired central heating.



Accommodation

Entrance Via:

Vehicular gate leading to driveway (providing parking for multiple vehicles), enclosed by fence and foliage, dual side access paths to rear, storm porch and front door to:

Entrance Hall: (L-Shaped) 26' 6" max x 16' 6" max (8.07m x 5.03m)

Bay window to front aspect, thermostat control, 2 x radiators, doors to accommodation, stairs to first floor, door to storage cupboard, double doors to open plan kitchen/breakfast/diner.

WC: 5' 8" x 5' 3" (1.73m x 1.60m)

Obscured window to side aspect, wash hand basin with storage below, WC.

Reception One: 14' 5" max x 13' 10" max (4.39m x 4.21m)

Window to side aspect, radiator.

Reception Two: 16' 0" max x 11' 10" max (4.87m x 3.60m)

Bay window to front aspect, feature fire surround, radiator.

Reception Three: 14' 0" max into bay x 11' 11" max (4.26m x 3.63m)

Bay window to side aspect, radiator.

Open Plan Kitchen/Breakfast/Diner: Overall: 31' 9" max x 9' 11" max (9.67m x 3.02m)

Kitchen Area: 16' 5" max x 9' 11" max (5.00m x 3.02m)

Spotlights, two windows to rear aspect, door to patio, range of eye and base level units, integrated appliances (dual ovens and grills, induction Bosch Hob with extractor over), 1 1/2 bowl sink/drain, space for appliances (washing machine, fridge/freezer, tumble dryer), door to boiler cupboard (housing unvented hot water cylinder and gas-fired boiler, providing storage), open plan with:

Dining Area: 15' 3" max x 9' 11" ax (4.64m x 3.02m)

Spotlights, radiator, breakfast bar, opening to:

Lounge: 15' 5" x 12' 10" (4.70m x 3.91m)

Window to rear aspect, radiator, windows and French doors with glazed side lights to patio and garden.

First Floor Landing: 15' 5" max x 12' 10" max (4.70m x 3.91m)

Part sloped ceiling, smoke alarm, window to side aspect, access hatch to loft crawl space, doors to accommodation and door to:

Bathroom: 6' 0" x 5' 7" (1.83m x 1.70m)

Spotlights, extractor fan, obscured window to rear aspect, fully tiled walls and floor, ladder-style towel radiator, wash hand basin (with storage below), panelled bath (with mixer taps and handheld attachment over), WC.

Bedroom One: 15' 6" max x 11' 2" max (4.72m x 3.40m)

Part sloped ceiling with skylight, shelf bay window to front aspect, radiator, range of fitted wardrobes and drawers, door to:

En-Suite: 7' 7" x 5' 3" (2.31m x 1.60m)

Spotlights, extractor fan, part sloped ceiling with skylight, fully tiled walls and floor, shower cubicle (with mixer taps and handheld attachment over), wash hand basin (with storage below), WC.

Bedroom Two: 17' 4" x 11' 1" (5.28m x 3.38m)

Part sloped ceiling with skylight, shelf bay window to front aspect, range of built-in wardrobes, radiator.

Bedroom Three: 18' 10" max x 10' 11" max (5.74m x 3.32m)

Part sloped ceiling with skylight, window to rear aspect, radiator, door to eaves space, range of built-in wardrobes and drawers.

Rear External:

South westerly facing, enclosed by foliage and fence, multiple Acer trees, split level, laid to patio and raised lawn, dual side access paths to front, double doors to:

Garage: 19' 0" max x 10' 2" max (5.79m x 3.10m)

Loft storage, UPVC double-glazed windows to rear and side aspects, power and light (with consumer unit).

Photography















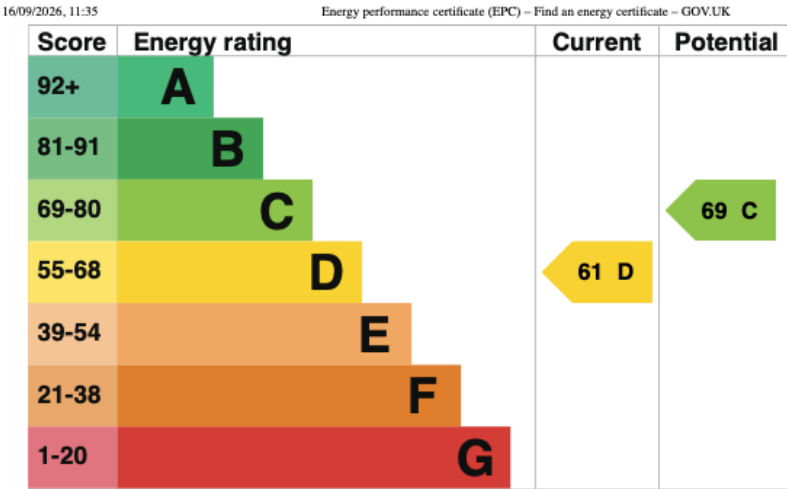




Floor Plan



EPC



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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