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HOUSE & SON

House & Son – Residential Sales, Lettings, Property Management, Surveys & Valuation
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House & Son are delighted to be able to offer for sale this charming brick elevation chalet home in the premier Queens Park location. This home really has it all. The accommodation is versatile, based over two floors (approximately 2,100 sq ft). The property comprises three reception rooms (currently arranged with an open plan 22ft x 16ft living room, separate dining room/study), a feature entrance hall, kitchen/family room with oversized feature centralised island, inner hallway with sweeping stairs leading to the first floor, four first floor double bedrooms, en-suite and balcony to master bedroom (scope to add additional en-suites), separate WC. Complementing this detached home is the landscaped private garden to rear with established screening borders and block paved swing 'in & out' driveway to the front with ample off road parking to integral garage. This is an impressive home. Highly desirable. Not to be missed.



ENTRANCE

Feature wooden front door with obscure glazed leaded glass panel.

ENTRANCE HALL

12' 5" x 9' 5" (3.78m x 2.87m)

An impressive 'inglenook style' hall. Tiled floor. Radiator. Provision for shoes and coats etc.

GROUND FLOOR BATHROOM

8' 4" x 7' 3" (2.54m x 2.21m)

Obscure double glazed window to the rear. 'Gentleman's style' suite and furniture. Panelled 'soft' sage green colour to fitted furniture. Inset wash hand basin. Display area, good storage. Enclosed cistern WC. Heated towel rail. Bath with shower screen and over bath shower. Recessed lighting. Extractor fan.

LIVING ROOM

22' 4" x 16' 0 max" (6.81m x 4.88m)

Double glazed bay window to the front with view over the front garden and abundance of natural light. Double glazed French doors accessing onto front garden. Two fireplaces. Radiator. Tall ceilings. Archway to dining room.

DINING ROOM/STUDY

13' 9" x 11' 6" (4.19m x 3.51m)

Double glazed patio doors, direct access onto private patio and feature landscaped rear garden. Radiator. Storage closet.

Agent's note: The dining room/study is also accessed via double doors from inner hallway (please refer to floor plan).

KITCHEN/DINER

17' 2" x 16' 10" (5.23m x 5.13m)

A feature room with French set, stone tiled floor. Double glazed window to the rear with outlook over private lawned rear garden. A 'wood finished' fitted kitchen with stone work top surfaces to complement. Feature centralised island. Fitted range of eye level units with display lighting, glass shelves. Complementing fitted base units incorporating drawers. Concealed corner carousel unit. Inset one and half bowl sink unit with mixer tap. Feature centralised island with pull up stools. Space for range cooker, cooker filter hood. Integrated dishwasher, space for large American style fridge/freezer. Electric hood. Wall mounted gas fired boiler. An impressive entertaining area with provision for for easy modern living, space for lounging or dining table.



UTILITY CLOSET

Space and plumbing for washing machine, provision for tumble dryer. Radiator. Part glazed UPVC door to rear garden. Further storage closet.

INNER HALLWAY

11' 9" x 9' 10" (3.58m x 3m)

Feature inner hallway with wide thread stairs leading to the first floor. Split level landing.







FIRST FLOOR CLOAKS ROOM/WC

Potential for additional shower to this room. Low level WC, pedestal wash hand basin. Recessed light. Extractor fan.

BEDROOM ONE

13' 0" x 11' 5" (3.96m x 3.48m)

'A room with a view' over the private lawned and landscaped garden. Double glazed window to the rear and double glazed door to private balcony. Shaped vaulted feature ceiling. Radiator.

BALCONY

A good size balcony with wrought iron balustrades. Provision for table and chair set. View over the private and landscaped rear garden.

EN-SUITE TO MASTER BED ROOM

8' 7" x 6' 4" (2.62m x 1.93m)

Well appointed shower room. Quadrant shower with travertine stone walls, built in shower. Pedestal wash hand basin. Low level WC. Heated towel rail.

BEDROOM TWO

19' 0 to front wardrobe" x 10' 5 plus recess" (5.79m x 3.18m)

Part vaulted ceilings and two Velux-style windows. A charming room with built in recessed wardrobes. Radiator. A bright and airy space.

BEDROOM THREE

12' 2" x 12' 0" (3.71m x 3.66m)

Double glazed window to the front, view over St. Ledgers Road. Radiator. Built in large storage closet/wardrobe (potential for en-suite).

BEDROOM FOUR

11' 0" x 7' 10 plus recess" (3.35m x 2.39m)

Double glazed window to the side. Picture rail. Radiator. Recessed closet.

OUTSIDE FRONT

Screened hedging to the front boundary. Dual access driveway, swing 'in & out' block paved parking for several vehicles.

DRIVEWAY/FORECOURT

Block paved, easy parking for several vehicles.

INTEGRAL GARAGE/UTILITY SPACE

18' 0" x 17' 0 irregular shape" (5.49m x 5.18m)

Dual opening double doors. Provision for car and work from home space. Radiator. Window to rear.

REAR GARDEN

Private outlook with mature borders. Patio area abuts the rear of the property. The remaining garden is lawned, enjoying privacy. Feature timber decking area to the rear and water pond.

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Total area: approx. 203.7 sq. metres (2192.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for error. Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plans produced using Planico.



Energy performance certificate (EPC)

31 St. Ledgers Road BOURNEMOUTH BH8 9BA	Energy rating	Valid until:	11 September 2035
	D	Certificate number:	0522-3054-2201-5335-2204

Property type	Detached house
Total floor area	180 square metres