

Property Location Queens Park



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Queens Park West Drive, Bournemouth

Asking Price Of £750,000

Martin & Co Bournemouth
 • 192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Character Detached House

3 Double Bedrooms

2 Bathrooms

3 Large Reception Rooms

Set in Good Size Grounds

Woodland Area

Ground Floor Cloakroom

Sought After Location

Car Port & Ample Parking

Utility Area

Large Kitchen/ Diner

Freehold



Why you'll like it

A superb three double bedroom detached chalet bungalow with spacious reception rooms. Set in good size grounds located adjoining woodland and opposite Queens Park Golf Club. Well presented throughout the property has lots of character with many individual features and would make a great family home. A benefit also, offered with no forward chain.

Accommodation comprises, Double opening doors from the porch through to a spacious and welcoming entrance reception with wooden flooring, access to all main ground floor rooms with double doors to dining and living areas. The living area has bay window to front aspect, feature fireplace, further double opening glazed doors to snug/reception three, sliding patio doors with view over rear garden.

Dining area again a spacious room with feature fireplace and bay window to front aspect. Kitchen, a traditional style with ample range of work surfaces and storage cupboards. Range of fitted appliances. Space for good size breakfast table, access to utility area. Double doors to outside, large covered terrace. Also on the ground floor off the hallway is a cloakroom with low level w.c and wash hand basin.

Stairs to first floor landing, built in storage cupboard. Main bedroom, built in wardrobes, double opening doors to Juliette balcony with views over the rear garden. Part eves. En-suite bathroom, spacious room with bath and separate shower, low level w.c and wash hand basin.

Access through to Dressing Room / Study. Bedroom Two, another good size double room with window to front aspect, built in storage. Bedroom Three, a good size eves room with Velux window. Family bathroom, a large character room with freestanding bath, low level w.c and wash hand basin.

Outside the property is set in mature grounds with large undercover terrace, the garden is mainly laid to lawn with various flower and shrub borders. At the rear of the garden access to a large woodland area which is included within the grounds. Garage set to the side, with power and light, accessed via drive which provides ample parking. Front Garden has an 'in and out' driveway. Bordered again with mature shrubs and gates to the entrance.

Queens Park is one of the largest parks in Bournemouth and is home to Queens Park Golf Course. The park will take you through pretty woodland and informal green spaces. There is a modern playground and seating and cafe for refreshment. Charminster offers a wide range of cosmopolitan cafes and restaurants and an eclectic mix of shops and facilities, giving a vibrant feel to the area.

A superb opportunity to acquire a lovely family home in a popular location.

