



BROAD AVENUE, BOURNEMOUTH, DORSET, BH8

£825,000 FREEHOLD

A beautifully presented four bedroom detached family home which is situated in a tree lined road in the heart of Queens Park. Set close to local amenities, good transport links, superb schools and the Queens Park golf course. The property views brilliantly with modern well presented accommodation throughout. No forward chain.

Detached family home | Four bedrooms | Two contemporary bathrooms |
Modern kitchen | Three reception rooms | Conservatory | Sunny
landscaped rear garden | Garage with further driveway parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Queens Park is a beautiful suburb of Bournemouth. Surrounded by protected trees and benefiting from a mature and challenging former championship golf course. There are excellent local schools and superb local amenities.

Bournemouth is a coastal resort known for having miles of sandy beaches, Victorian architecture and a buzzing nightlife. Also nearby is Poole Harbour which is the largest natural harbour in the Europe sitting 2 miles from Sandbanks.

The property has easy access to the A338 which gives direct access to the M27 & M3 motorway with London just 1 hour 30 minutes commute. There is also a main line train route from Bournemouth railway station which connects to London Waterloo. An easy 20 minute drive to the New Forest.



DESCRIPTION

The property is approached via a paved driveway which allows parking for up to four cars. The front garden is laid to lawn with mature shrub and tree borders and there are established trees which line the front of the house.

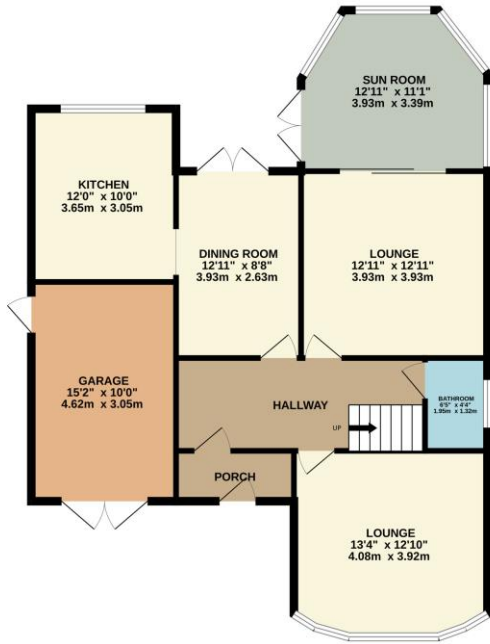
A porch leads into the entrance hall where there is original parquet flooring which runs throughout the front and rear reception rooms.

There are three reception rooms on the ground floor; a good size sitting room with a bay window to front aspect, a lounge which adjoins the recently re-roofed sunny conservatory and a dining room which easily accommodates a six seat dining table. The modern kitchen is fitted with a range of base and eye level work units integrated Neff appliances throughout an induction hob, double oven and a wine fridge.

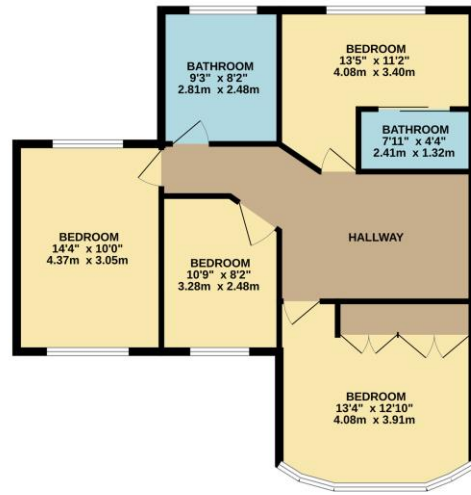
There are four bedrooms upstairs; three are generous double bedrooms alongside a fourth bedroom which is currently arranged with a single bed and study area. The master bedroom has the added benefit of a stylish en suite shower room. The contemporary family bathroom is very spacious and comprises of a suite to include a hidden cistern wc, walk in double size cubicle shower and an large wash hand basin inset into a vanity unit.

The rear garden is a particular feature of the property. Offering a high degree of privacy with slow growing shrubs and plants, a paved area perfect for outside dining and a large lawn.

GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

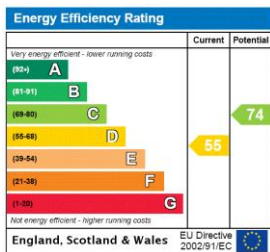
COUNCIL TAX BAND: F

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Detached family home
- Four bedrooms
- Two contemporary bathrooms
- Modern kitchen
- Three reception rooms
- Conservatory
- Sunny landscaped rear garden
- Garage with further driveway parking



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