



QUEENS PARK AVENUE, BOURNEMOUTH, DORSET, BH8

£600,000 FREEHOLD

This well presented chalet bungalow occupies an enviable position on the tree lined Queens Park Avenue adjacent to the golf course. With versatile accommodation over two floors and beautiful gardens it is certainly not a property to be missed.

Detached chalet bungalow | Two bedrooms upstairs | Three reception rooms | Large kitchen diner | Two modern bathrooms, one on each floor | Garage & off road parking | Beautiful garden | Enviale location

Westbourne | 01202 767633 |

Winkworth

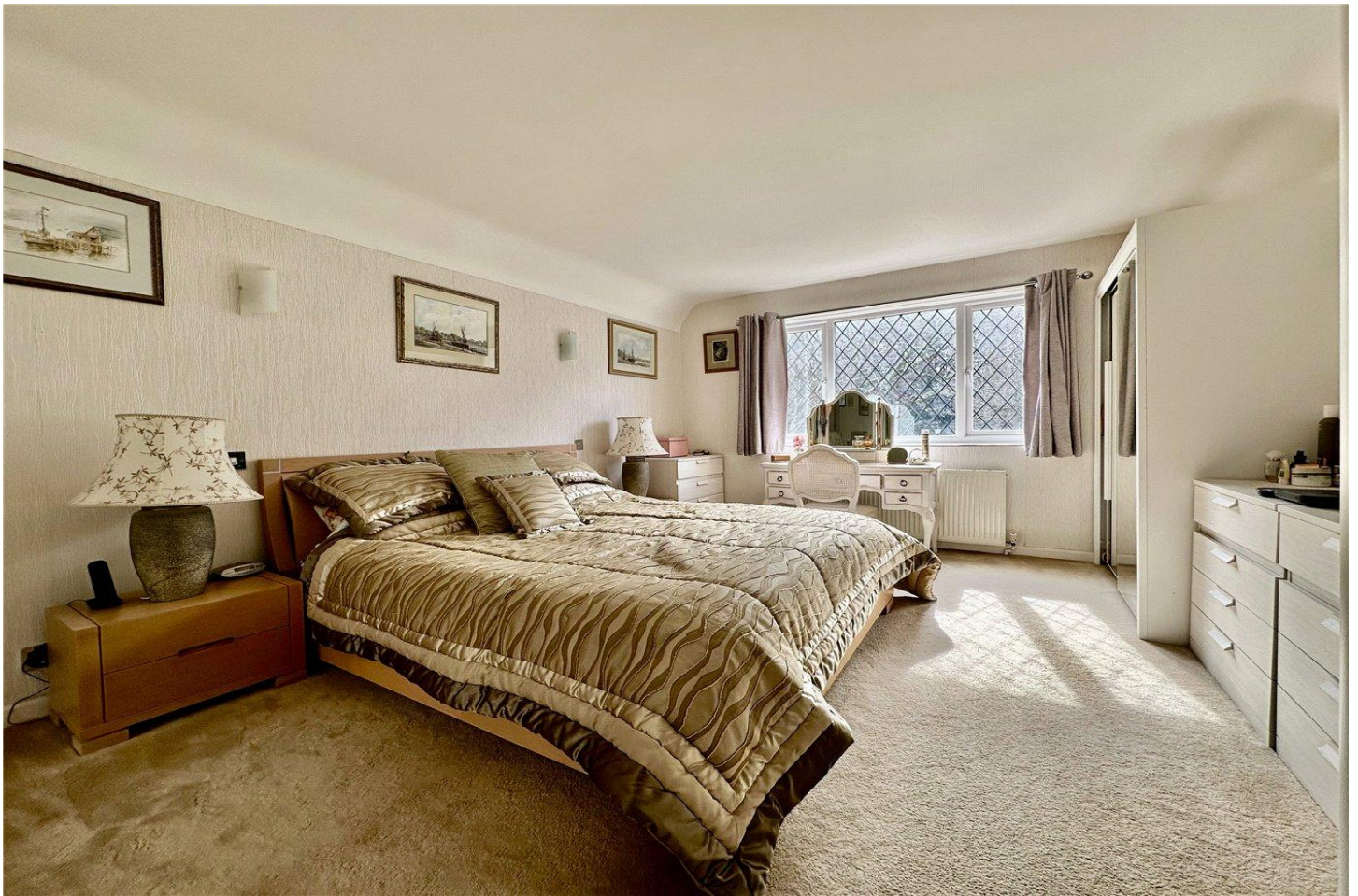


LOCATION

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

This stunning three-bedroom chalet is moments away from the famous Queens Park Golf Course, it is a very spacious property within wonderful grounds. The property has easy access to the Wessex Way and is in a fantastic location.

When entering the chalet, you are welcomed into a large glazed room which in turn leads into the porch and through to the hallway. From the hall there are doors leading to the kitchen, dining room, lounge and bathroom. There is a large kitchen/dining room which opens through into a conservatory with bi-fold doors leading out to the garden. The kitchen is offered with an excellent range of cupboards and quartzite worktops, integrated appliances comprise fridge/freezer, Neff combination microwave, Neff slide-away oven, hob, dishwasher and washing machine, and there is a 'hidden' walk-in larder. One of our favourite features is the Lantern Skylight which makes the area beautifully bright. There is an additional door leading from the dining area into the integrated garage which has a new up and over garage door making it easily accessible.

The lounge is located at the front of the property with large bay windows and has a fantastic décor with a new feature gas fire. Just off the hall is the bathroom and separate W.C. The bathroom has a wonderful finish with modern light grey tiles, large basin with storage drawer, jacuzzi bath and LED mood lighting.

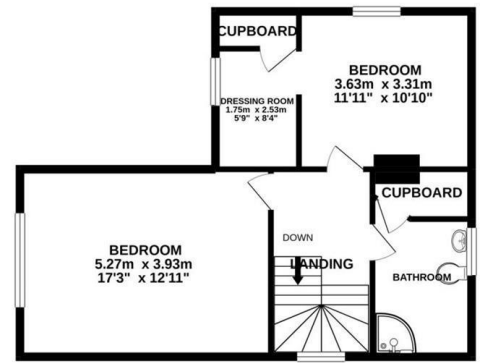
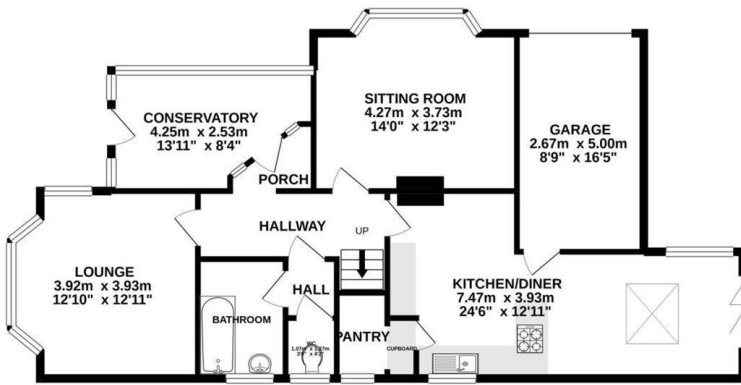
Just across the hall from the bathroom is the second reception/bedroom three, at present this room is being used as an additional reception room also with large bay window and modern décor through.

When approaching the first floor you are greeted by a large landing with all appointed rooms leading off. The spacious master bedroom benefits from modern décor, three wardrobes and a window overlooking the front garden. The second bedroom is a double room also with modern décor and views of the front garden. The bright and airy shower room offers a large modern shower with WC and basin with storage drawers.

The garden wraps around three sides of the house, with one section being especially private. The garden areas are laid to lawn and there is a large patio area which is ideal for entertaining.

GROUND FLOOR
91.0 sq.m. (980 sq.ft.) approx.

1ST FLOOR
54.7 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA : 145.7 sq.m. (1568 sq.ft.) 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

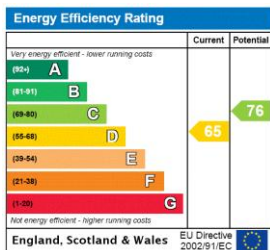
COUNCIL TAX BAND: E

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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- Two bedrooms upstairs
- Three reception rooms
- Large kitchen diner
- Two modern bathrooms, one on each floor
- Garage & off road parking
- Beautiful garden
- Envidable location



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