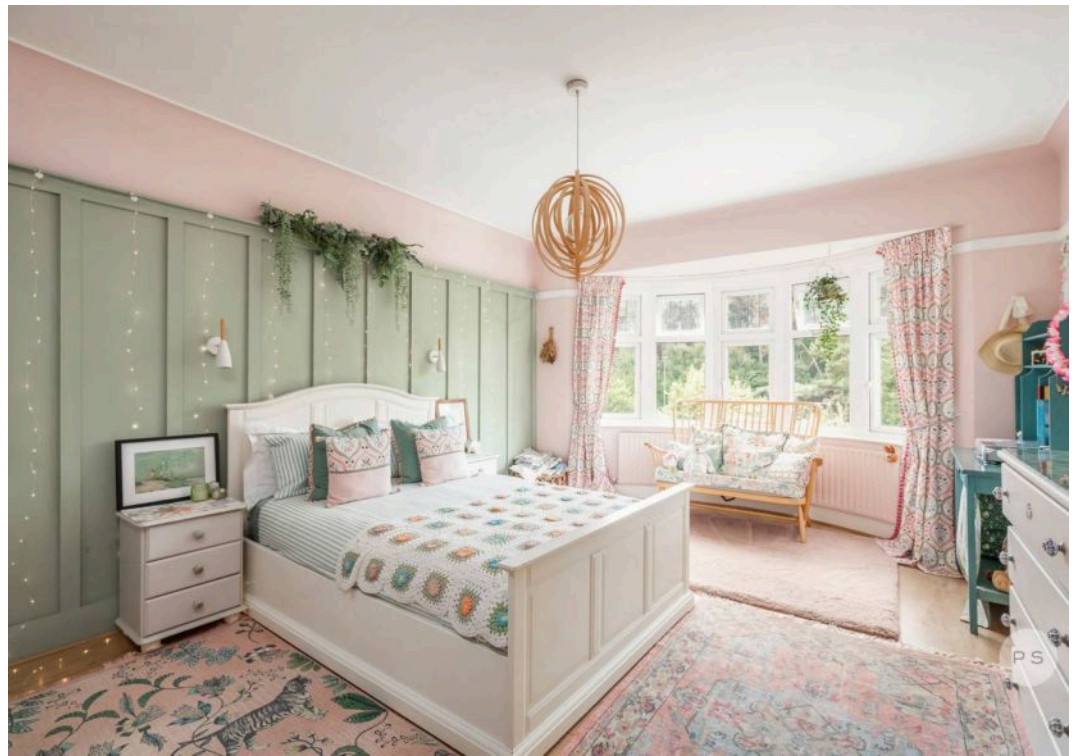


PS

121 Queens Park Avenue, Queens Park, Bournemouth - BH8 9HA  
£1,095,000

PS



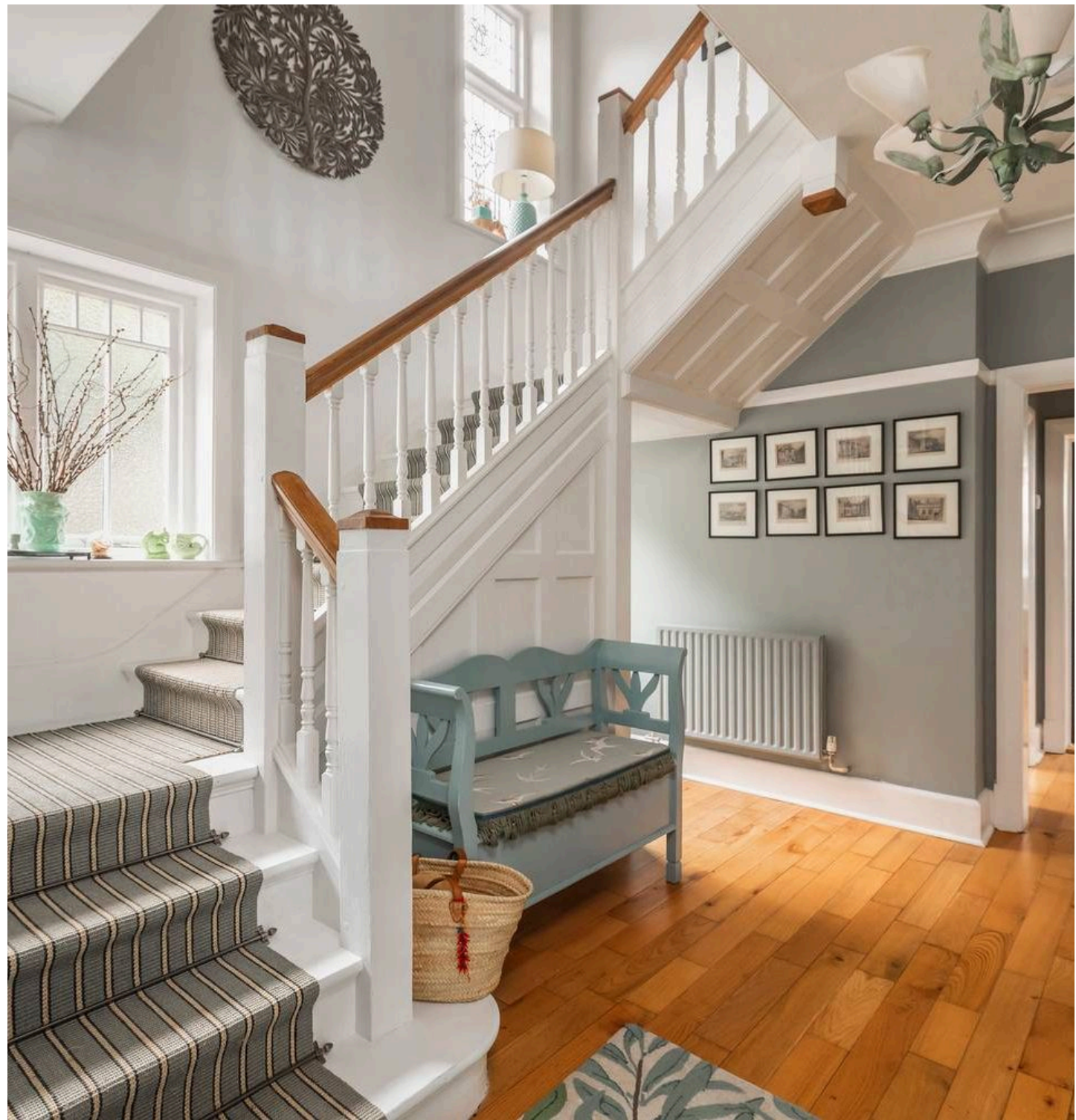




## 121 Queens Park Avenue

Upon entering, you are greeted by a generous reception hall with partial wall paneling, original features including plate rack, picture rail, and solid wood flooring, setting a refined tone from the outset. The bright and airy open-plan sitting and dining room, combines classic styling with modern practicality, enhanced by dual bay windows that frame garden views and flood the space with natural light. A central log burner adds a cosy focal point, while a decorative plate rack and modern lighting complete the look.

- Detached four bedroom character home in a sought after location
- Stunning presentation throughout
- Bright open-plan sitting/dining room with twin bay windows
- Striking reception hall with solid wood flooring and feature leaded window
- Luxurious Shaker style kitchen, open plan to breakfast/day room
- South facing terrace and landscaped front and rear gardens
- Close to all local amenities and transport links
- Ample off road parking leading to double garage with home office above
- Views towards the golf course
- Freehold
- Internal floor area 2281.7 sq.ft
- Council Tax Band G: £3,758.23





The kitchen/breakfast room is the heart of this home, featuring Shaker-style cabinetry, integrated appliances, and elegant herringbone-pattern engineered wood flooring. Patio doors lead directly onto a colonial style terrace with just a few steps to an amazing garden, showcasing an array of stunning seasonal planting. A separate utility room provides further storage and complements the kitchen's design, while a decadent ground floor WC is discreetly located for guest use.

Upstairs, the principal bedroom enjoys views over the garden via a wide bay window and benefits from fitted wardrobes and a luxurious en suite bathroom. The second bedroom features access to a private balcony, offering a peaceful retreat with garden views. Bedrooms three and four are equally well-proportioned. A well-appointed family bathroom completes the first-floor accommodation. Externally, the south-facing garden is thoughtfully designed, typifying an English country garden. The additional rear garden with tiered levels, has a mix of sunbathing and dining areas, all complemented by outdoor lighting and power points, and a discrete garden shed. To the front, ample off road parking leads to a detached double garage, while above, a fully wired home office with Wi-Fi and telephone points offers a quiet and productive workspace.

## Located

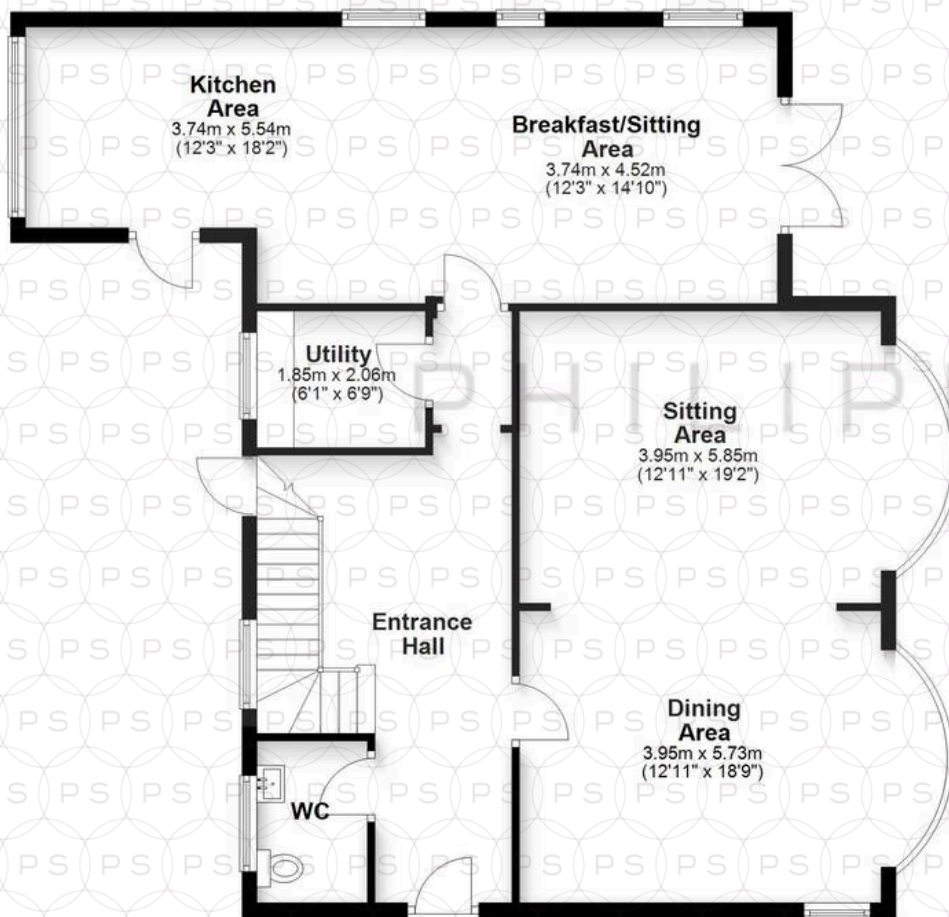
Located in the sought-after BH8 postcode, this property offers suburban tranquillity with easy access to Bournemouth's coastal amenities. The area features tree-lined avenues and is close to Queens Park Golf Course, making it popular with families and professionals. Bournemouth town centre and award-winning beaches are within easy reach, with the A338 providing fast connections to the A31 and M27. Local amenities include Castlepoint Shopping Centre, popular cafés, and well-regarded schools such as Bournemouth School for Girls and Bournemouth School for Boys. Also nearby is Bournemouth International Airport, making those trips abroad an absolute breeze.





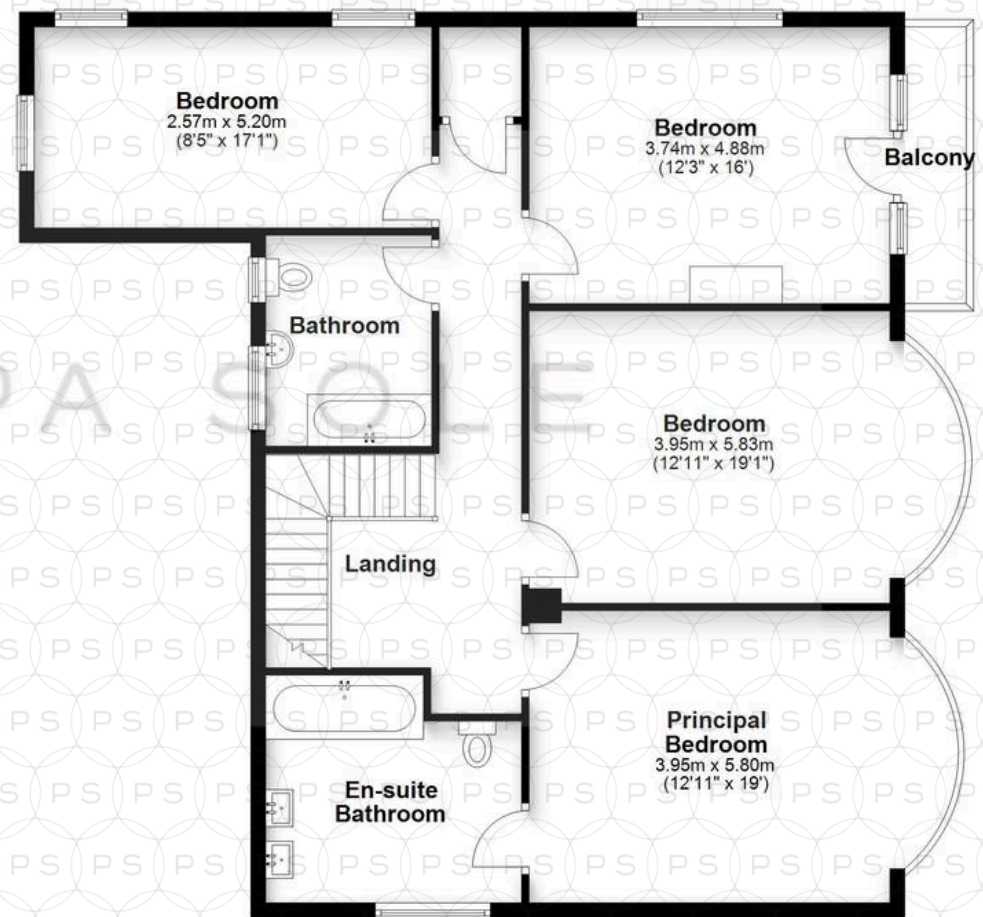
## Ground Floor

Approx. 103.7 sq. metres (1115.8 sq. feet)



## First Floor

Main area: approx. 108.3 sq. metres (1165.8 sq. feet)  
Plus balconies, approx. 3.5 sq. metres (37.4 sq. feet)



Main area: Approx. 212.0 sq. metres (2281.7 sq. feet)

Plus balconies, approx. 3.5 sq. metres (37.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.





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