

PS

121 Queens Park Avenue, Bournemouth - BH8 9HA

£1,095,000

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121 Queens Park Avenue

Queens Park, Bournemouth

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
- EPC Rating: D



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.

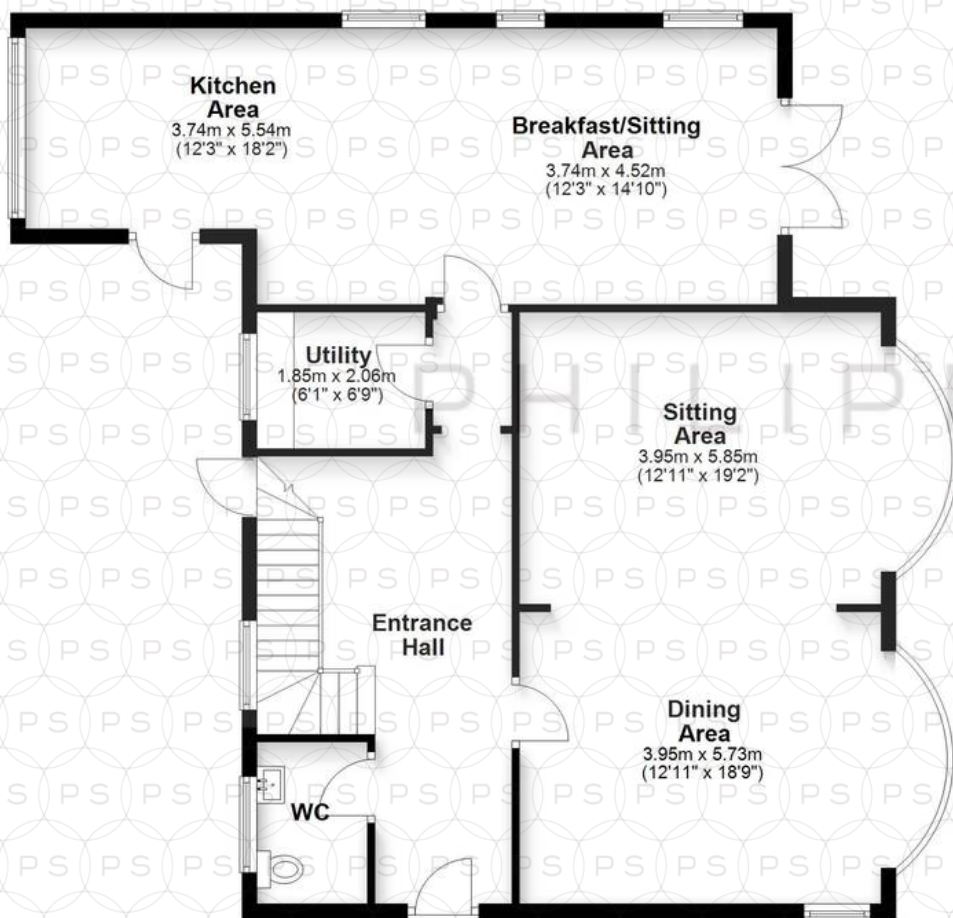
Located

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.



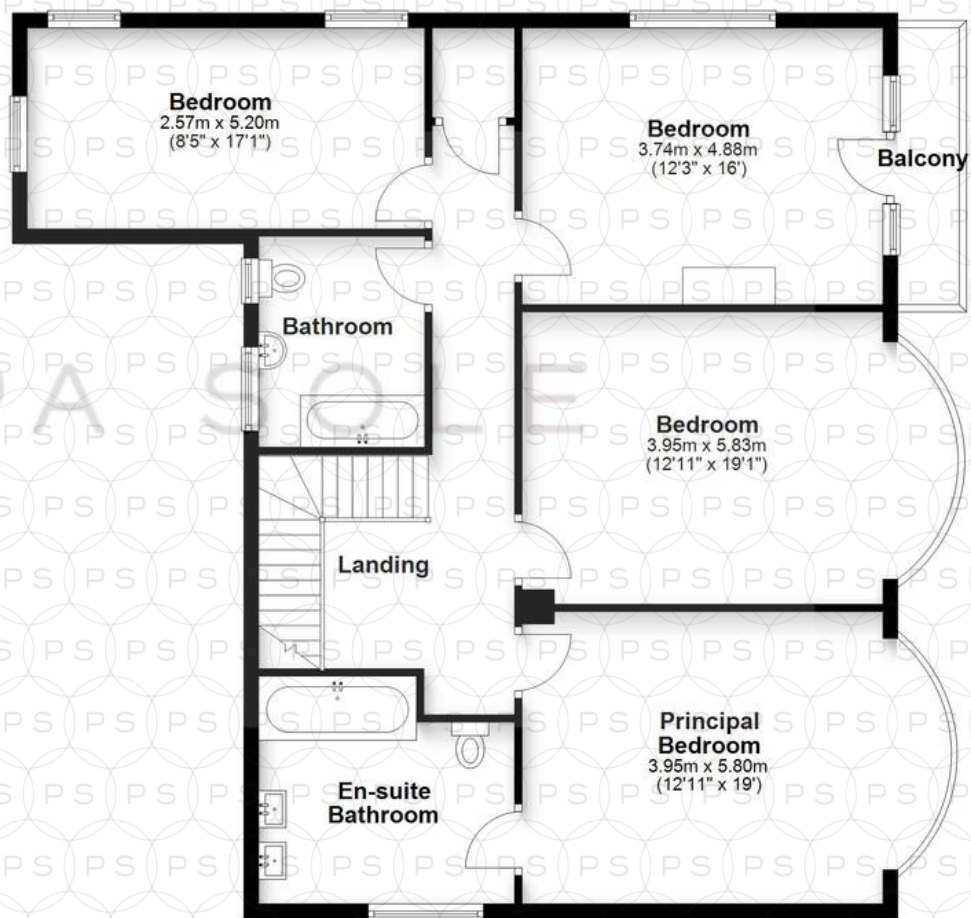
Ground Floor

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 (Tel: 01202 556006)
Plan produced using PlanUp.



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