



22 High Trees Avenue, Bournemouth, Dorset, BH8 9JX
£450,000



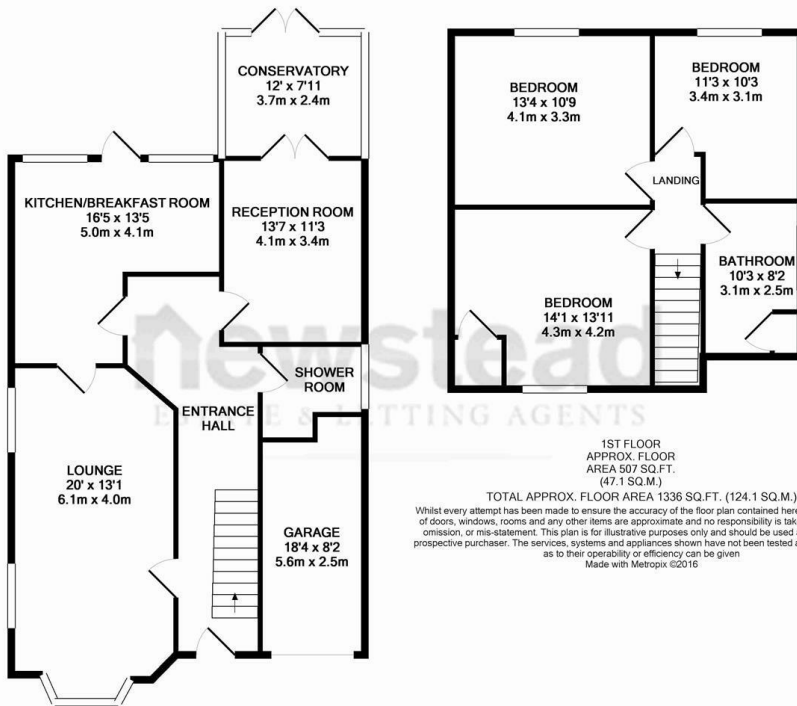
An opportunity to acquire a detached 3 bedroom family home set on a good plot with the added benefit of garage, ample off road parking and beautifully landscaped southerly aspect rear garden in the heart of Queens Park, BH8.

Upon entry to this chalet style home you are greeted by an open entrance hall that lends access to the downstairs accommodation. This well presented three double bedroom detached chalet style bungalow features two good size reception rooms, a kitchen/breakfast room, conservatory and a downstairs shower room.

On the first floor there is a spacious family bathroom and three very good size bedrooms which have a range of fitted wardrobes and cupboards.

The rear mature rear garden beautifully with a potting shed at the far end rear and several seating areas. The block paved front driveway leads up to the property and to the front of the integral garage.

The Property is located in the sought after BH8, Queens Park area superbly located for local, national and international communication links, with Bournemouth station close by and easy access to motorways and Bournemouth international and Southampton airports. With a wide range of sports and health clubs, golf courses and leisure activities nearby, along with an abundance of primary and secondary public and grammar schools it is the perfect family location.



GROUND FLOOR
APPROX. FLOOR
AREA 829 SQ.FT.
(77.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)
TOTAL APPROX. FLOOR AREA 1336 SQ.FT. (124.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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