



TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers, but do not constitute an offer or part of a contract.
All details and approximate measurements are given in good faith and are believed to be correct at the time of printing

Burnham Drive, Bournemouth, Dorset BH8 9EX



£599,950

BELVOIR!

A rare opportunity to acquire a three double bedroom two reception detached bungalow that has been updated, extended and tastefully modernised and landscaped by the current owners. The property is situated in the quiet and sought after Queens Park location, BH8.

Upon entering the property, you have a sizable porch area which leads to the entrance hall with access to the master and bedroom two, the master has a feature bay window. Moving through you then have the sizeable lounge with double doors leading to your garden, next to the lounge you have currently the dining room but could be easily turned in to a bedroom. Located to the rear of the property is your sizable fitted kitchen, which leads to the dining area/second lounge which is a lovely light room with double doors leading to your garden. Next you have the very well sized family bathroom family bathroom.

To the rear of this property you then have a good sized private and enclosed landscaped rear garden that starts with a patio area that then leads onto a sizeable level garden that is predominately laid to lawn and very private benefitting from not being overlooked from either side or the rear, perfect for entertaining family and friends. As the property backs onto another garden it is extremely secluded and lined with fencing and mature shrubs and trees creating the perfect space to enjoy the summer months. To the front there is a garage and ample off road parking

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. It has also got the added benefit of potential home an income with a plethora of language schools in the vicinity.

