



42 Richmond Park Avenue

A completely renovated and extended 4 double bedroom detached chalet bungalow

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42 Richmond Park Avenue, Bournemouth, Dorset, BH8 9DP

Upon entry you are greeted with a light and airy entrance hall with high ceilings, neutral tones and laid to Oak flooring throughout lending access to the ample downstairs living accommodation.

On the ground level the layout provides versatile living accommodation to suit your personal requirements; to the front on this level you have 2 double bedrooms, one to the left and the other to the right, both complete with bay windows and neutral tones. As you move through to the rear, to the left you have the beautifully modernised kitchen diner; finished roll top work surfaces, integrated fridge freezer, washing machine, dishwasher, and sliding doors opening out to the landscaped rear garden this kitchen truly does provide for all yours and your families possible needs.

Between the kitchen and lounge on the ground level there is the immaculate and modern family bathroom, complete again with, wash hand basin, close coupled W/C, heated towel rail and panel, finished with tiled flooring. The Lounge is situated adjacent to this and again finished with carpet floorings and sliding doors again out to the decked area of the landscaped rear garden.

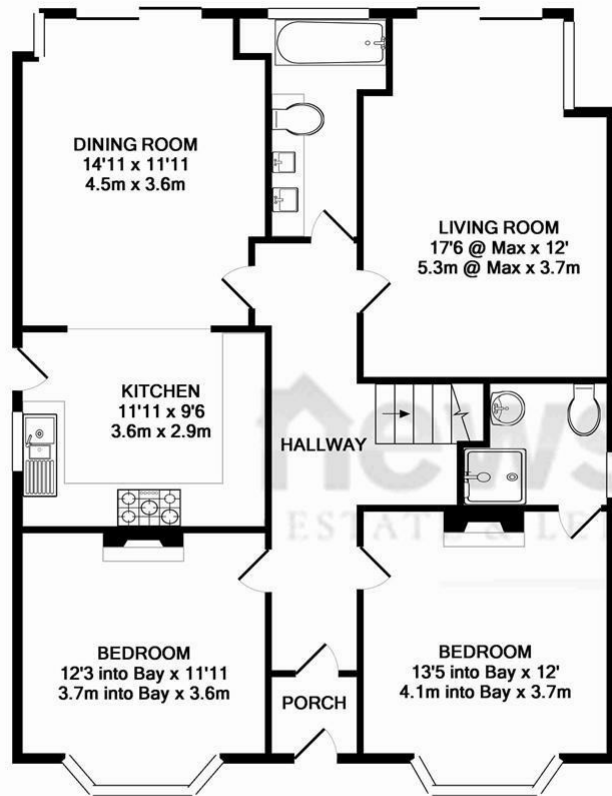
Onto the first floor of this detached residence, the accommodation is currently split with the Master Suite and Bedroom 2. The Master Suite has been adapted to cover all aspects, coming with large fully tiled En-suite with rainfall shower, w/c and pedestal wash basin. Finally to the front on this level you then have the large 2nd bedroom again being a good size.

The exterior to the property matches the finish inside with a new roof and ample off road parking at the front via a block paved drive way. Through to the rear you then have the large private and enclosed landscaped rear garden that starts with a decked 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.

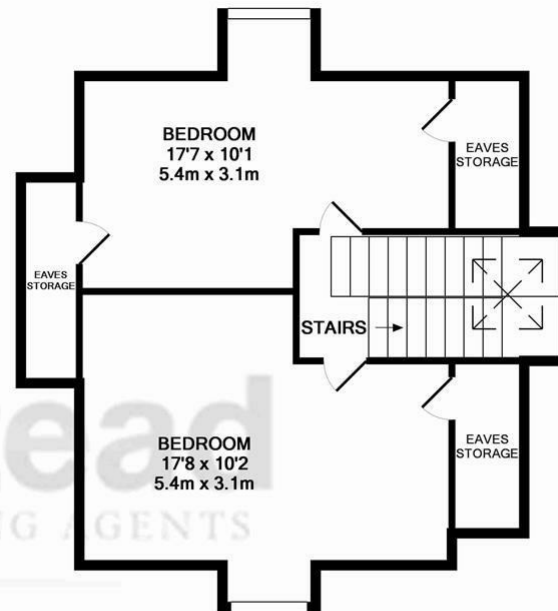
The Property is located in the sought after BH8, Queens Park area superbly located for local, national and international communication links, with Bournemouth station close by and easy access to motorways and Bournemouth international and Southampton airports. With a wide range of sports and health clubs, 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 a home and income with a plethora of language schools in the vicinity.







GROUND FLOOR
APPROX. FLOOR
AREA 993 SQ.FT.
(92.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1534 SQ.FT. (142.5 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 (CO₂) 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		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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