



**16 High Trees Avenue, Bournemouth, Dorset, BH8 9JX**  
**£394,950**



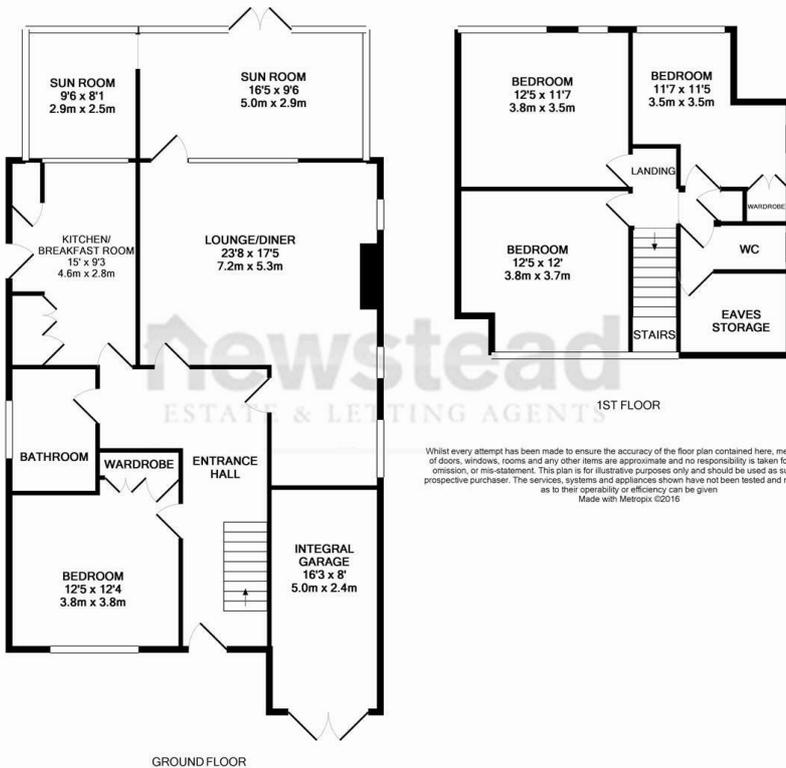
An opportunity to acquire a detached 4 bedroom family home set on a good plot with the added benefit of garage, ample off road parking and beautifully landscaped southerly aspect rear garden in the heart of Queens Park, BH8.

Upon entry to this chalet style home you are greeted by an open entrance hall that lends access to the downstairs accommodation. On this ground floor level there is versatile living space with a ground floor bedroom that could also be used as a secondary reception room, a good sized kitchen breakfast room with a rear aspect looking over the landscaped rear garden with side access. Then moving through you have the family bathroom on the ground floor and then the large 23' x 17' L-Shaped lounge diner that leads onto a further sun room or conservatory that stretches across the whole length of the rear of the property and also has a utility area within it, this then also opens up onto the patio area of the rear garden.

Moving to the first floor, this is home to the Master Bedroom, a further second double bedroom and a good sized third bedroom and a separate W/C, that could also possibly be developed further to add an additional bathroom STPP.

In the rear you have the perfect mix of lawn and patio, perfect for entertaining family and friends being situated off of the open sun room and reception area. Being predominately south facing it is very sunny and private space, 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.



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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