



STRATTON
OAK ESTATES
FOR SALE



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43 Feversham Avenue, Bournemouth, BH8 9NH
£995,000

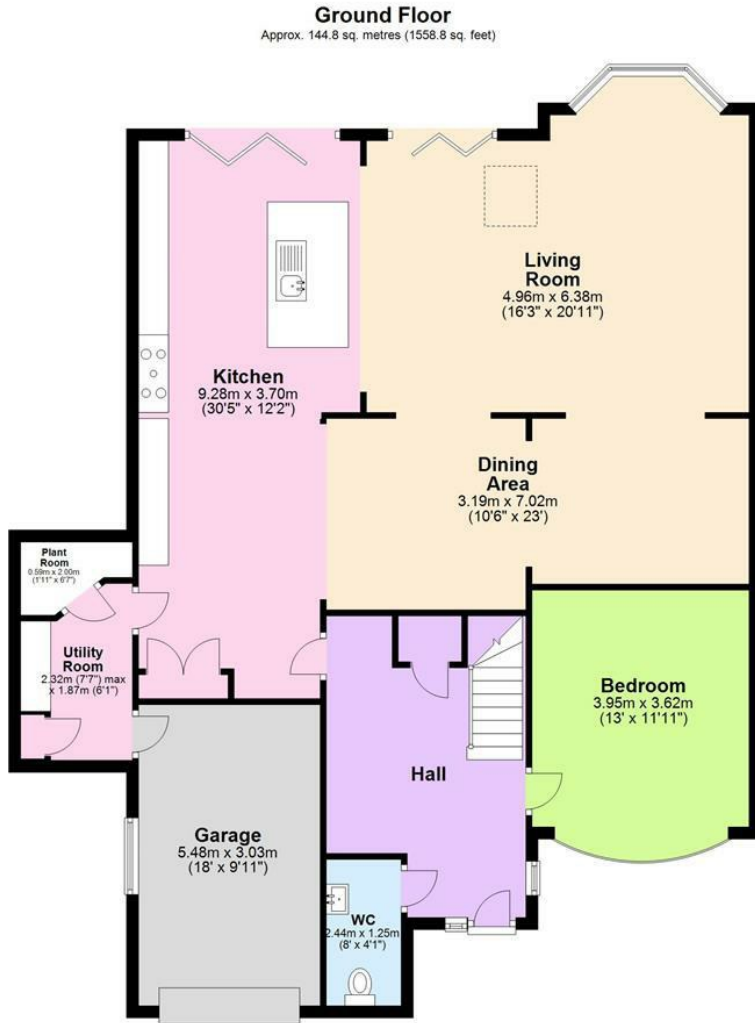
A STANDOUT PROPERTY in one of Queen's Park's most desirable roads, delivering over 2,500 sq ft of internal space with a BESPOKE LIVING SPACE layout that leads to a PRIVATE SOUTH FACING GARDEN. This stunning property has 5 double bedrooms and is presented in immaculate condition throughout.

- A remarkably designed open plan living space in the rear extension of the property with bifolding doors that open out to the garden.
- Bespoke kitchen with extensive storage, integrated appliances, Range Cooker and a central island with breakfast bar positioned under a skylight.
- Generous lounge space with vaulted ceiling and large bay overlooking the rear garden.
- A stunning property meticulously designed to ensure a definite key turner that you can enjoy from the moment you move in.
- Ideally located on one of Queen's Park's favored roads and delivering over 2,500 sq ft of internal space.
- Five double bedrooms with an impressive Master Suite with fully fitted wardrobes, open ensuite bathroom and dual aspect.
- Substantial South facing rear garden with large patio area for alfresco dining, a manicured lawn and is completely private.
- Fully insulated wooden cabin in the garden which has lighting and heating, ideal games room or suitable for an office space if desired.
- Large stone paved driveway providing off road parking for multiple vehicles along with an integrated garage.
- Viewing is essential to fully appreciate the space and finish this stand out property offers

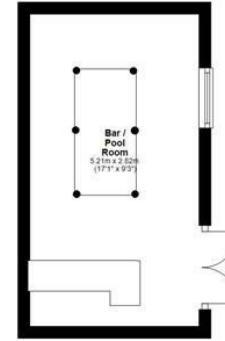




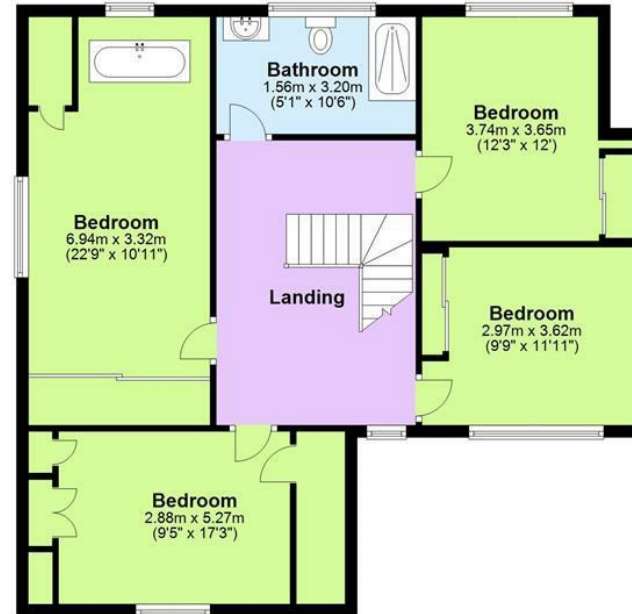
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Bar / Pool Room
Approx. 14.7 sq. metres (158.0 sq. feet)



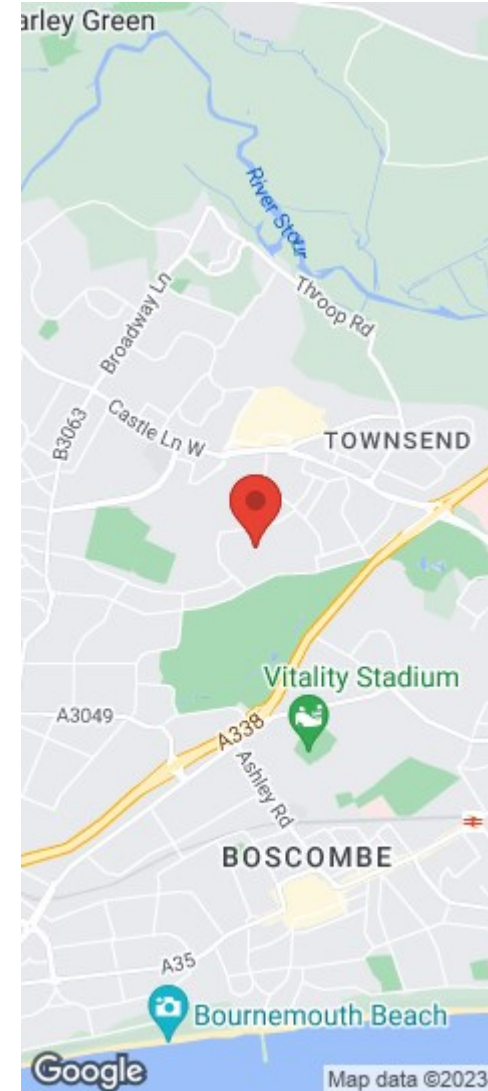
First Floor
Approx. 83.0 sq. metres (893.2 sq. feet)



Total area: approx. 242.5 sq. metres (2610.0 sq. feet)

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(01-10) A	
(81-91) B		(11-20) B	
(69-80) C		(21-30) C	
(55-68) D		(31-40) D	
(39-54) E		(41-50) E	
(21-38) F		(51-60) F	
(1-20) G		(61-80) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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