

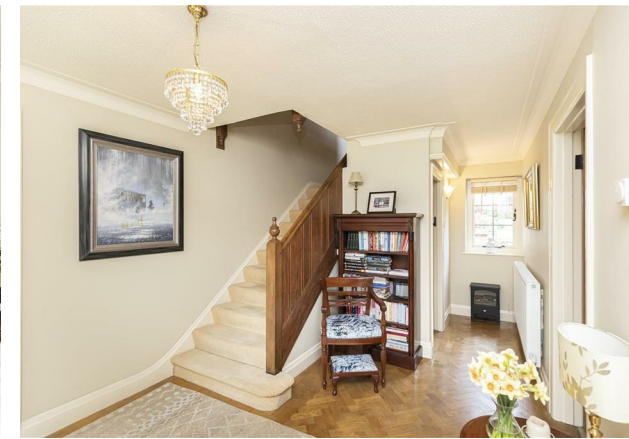


STRATTON OAK ESTATES

85 Queens Park Avenue, Bournemouth, BH8 9EZ  
Offers In Excess Of £1,000,000

Enjoying an IMPRESSIVE PLOT on the prestigious Queens Park Avenue, this stunning 5 bedroom property has original character throughout with a SPECTACULAR REAR GARDEN resembling a country park. The IMPRESSIVE LIVING SPACE boasts 3 reception rooms plus kitchen/diner and is offered with No Onward Chain!

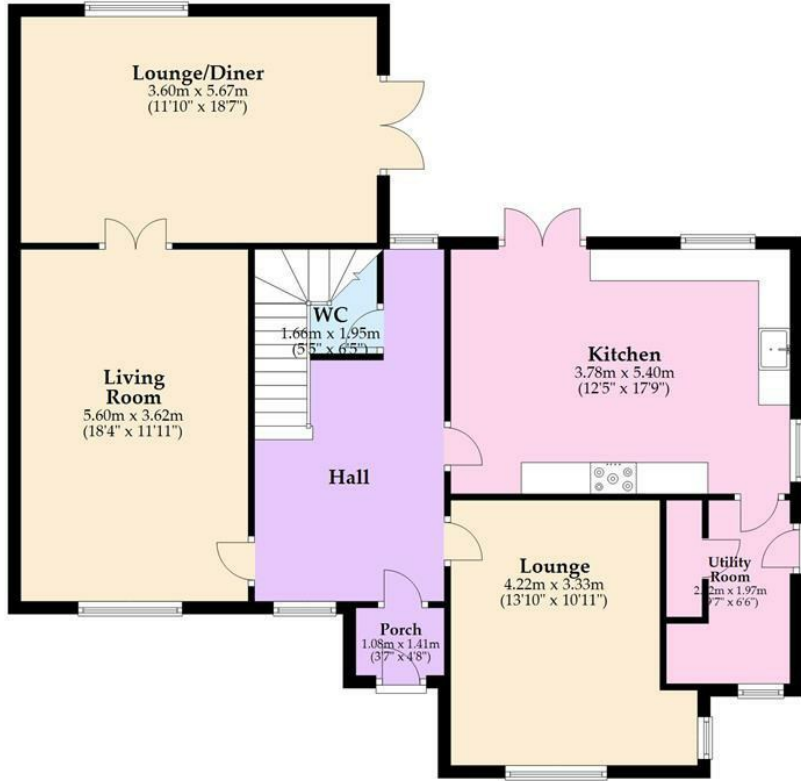
- Stunning property built circa 1920's filled with character including original cornicing and solid oak parquet flooring
- Set on an impressive plot with great frontage, ample parking for 4 vehicles
- A spectacular mature garden that creates a country walk within your own property
- Impressive english revival kitchen/diner with hand painted wooden units, granite worktops, integrated NEFF appliances and 6 burner Range cooker.
- Extensive living space with three reception rooms with the main lounge enjoying an Elgin & Hall fully working fireplace
- Spacious Master bedroom with front aspect, fireplace and large ensuite.
- A further three double bedrooms and a single room
- Double length garage spanning some 33ft in length with 10ft of head space, power, lighting and pitched roof offering great extension options.
- Set on the prestigious Queens Park Avenue
- Offered with NO ONWARD CHAIN!





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**Ground Floor**  
Approx. 102.9 sq. metres (1107.4 sq. feet)



**First Floor**  
Approx. 102.8 sq. metres (1106.0 sq. feet)

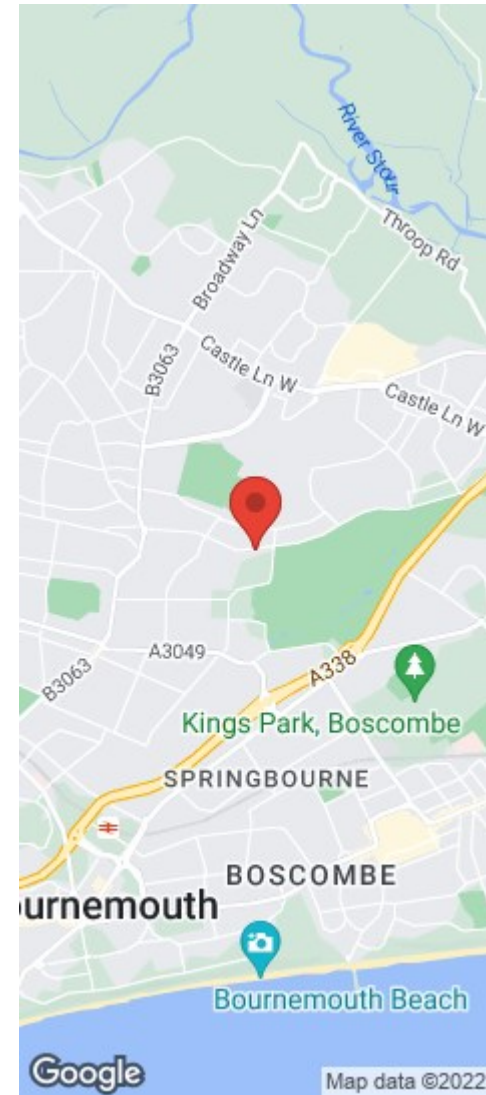


Total area: approx. 205.6 sq. metres (2213.4 sq. feet)

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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-100) A		(10-15) A	
(81-91) B		(16-20) B	
(69-80) C		(21-25) C	
(55-68) D		(26-30) D	
(39-54) E		(31-35) E	
(21-38) F		(36-40) F	
(1-20) G		(41-45) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: 81  
Environmental Impact (CO<sub>2</sub>) Rating: 53



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