





## **HOUSE AND SON**

House and Son are delighted to be able to offer for sale this detached post war two/three bedroom bungalow in the highly sought after location of Queens Park. The immediate local area supports good schooling, shopping at Castlepoint, the Stour nature reserve for river side walks etc and good road travel links to further afield. An inviting home with benefit of an east to west aspect, allowing an abundance of natural light throughout. This is "a real find of a home" with further potential to extend/loft conversion (stpp). No forward chain. Viewing comes highly recommended!

### **ENTRANCE PORCH**

**5' 2" x 5' 0" (1.57m x 1.52m)**

Spacious reception area with provision for shoes/coats etc. Feature stained glass, port hole window. Tiled floor. Door to entrance hall.

### **ENTRANCE HALL**

**15' 3" x 8' 2" (4.65m x 2.49m)**

A stunning wide and deep entrance hallway with feature wood block "herringbone" design floor. Two radiators. Coved ceiling.



### **GUESTS CLOAKROOM**

Vanity unit with storage and inset wash hand basin with marble stone counter, mixer tap over. Radiator. Low level WC. Mirror with vanity lighting over. Extractor fan.

### **LOUNGE/DINER**

**17' 8" x 16' 0" (5.38m x 4.88m)**

A charming inviting space with direct view over the westerly aspect private garden. Dual aspect windows, double glazed full height glazed door accessing onto westerly aspect private patio. Two radiators. Stone fireplace surround with step up hearth.

## CONSERVATORY

**14' 4" x 10' 8" (4.37m x 3.25m)**

"A pavilion style" conservatory with benefits of double glazed windows to rear and side, double glazed French doors accessing directly onto westerly aspect lawned garden. Dwarf brick wall with windows over and pavilion style roof. A room for all occasions from dining, lounging and entertaining.

## KITCHEN

**15' 6" x 9' 10" (4.72m x 3m)**

Feature double glazed picture window overlooking the conservatory. One and half bowl stainless steel sink unit and drainer with mixer taps over. Character wood finished kitchen with an array of eye level cabinets incorporating glass finished display. Finishing plinths concealing undercounter lighting. Complementing range of base units, incorporating drawers, roll top work surfaces over, part tiled walls. Built in double oven, integrated washing machine, integrated dishwasher, integrated under counter fridge and separate freezer. Feature ceiling light lantern with an abundance of natural light. Radiator. Ceramic tiled floor. Provision for good size table and chair set. Double doors opening onto dining room/bedroom three.

## DINING ROOM BEDROOM THREE

**13' 8" x 8' 6" (4.17m x 2.59m)**

Double glazed window to side. Radiator. (There is door access to lounge and entrance hall).

Agents note: This room can be adopted to form bedroom three.



## BEDROOM ONE

**14' 0" x 10' 0 overall room size" (4.27 m x 3.05 m)**

Double glazed window to front with outlook over easy maintenance front garden. Built in wardrobes. Wood block flooring.

## BEDROOM TWO

**13' 8" x 10' 10 overall room size" (4.17 m x 3.3 m)**

Double glazed window to front with view over easy maintenance garden with shrub borders. Wood block flooring. Radiator. Dual aspect. Built in wardrobe furniture







and complementing dressing table with matching drawer set.

### **BATHROOM**

**9' 0" x 5' 6" (2.74m x 1.68m)**

Two obscure double glazed windows to side. Half tiled walls. Bath with side panel, taps over. Pedestal wash hand basin. Low level WC. Corner quadrant shower with sliding doors, "T"-bar thermostat shower, 3/4 tiled walls. Heated towel rail. Ceramic fitted floor. Recessed ceiling downlighters.

### **OUTSIDE FRONT**

Easy maintenance front garden.

### **DRIVEWAY**

**70' 0 plus" x 7' 7 approx" (21.34m x 2.31m)**

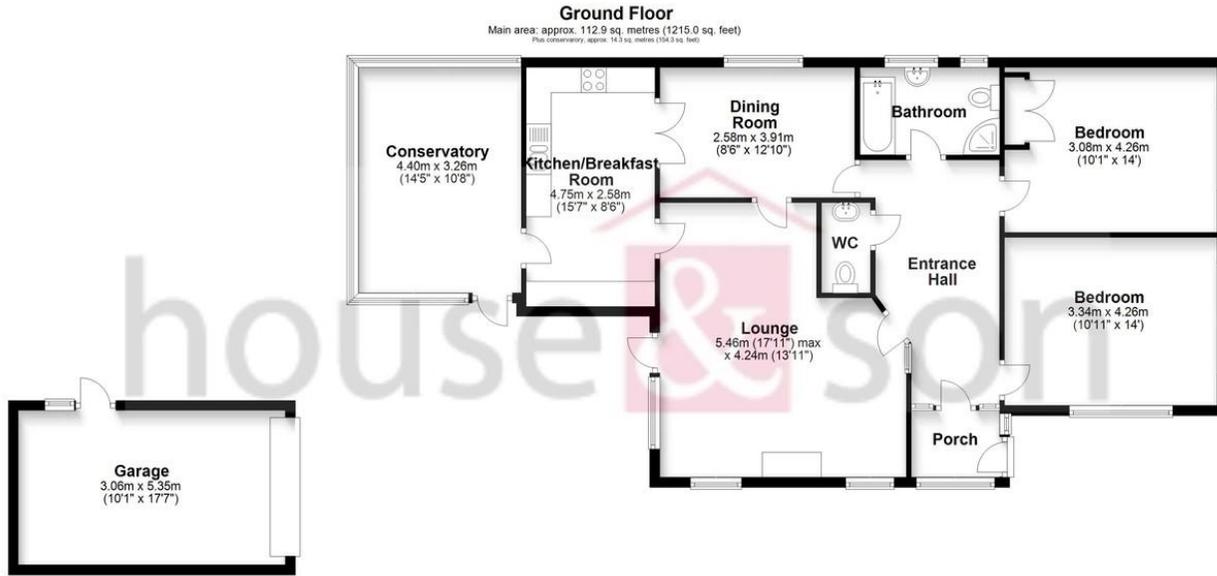
### **GARAGE**

Single detached garage. Power roll shutter garage door. Personal access door to side.

### **REAR GARDEN**

Westerly aspect. Fence and mature border screening. Patio and lawned, easy maintenance.





Main area: Approx. 112.9 sq. metres (1215.0 sq. feet)  
Plus conservatory, approx. 14.3 sq. metres (154.3 sq. feet)

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## Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 8 Leydene Avenue<br>BOURNEMOUTH<br>BH8 9JG | Energy rating<br><b>D</b> | Valid until: 25 July 2033                    |
|  |                           | Certificate number: 0037-5823-1200-0886-8222 |

**Property type**  
Detached bungalow

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