





HOUSE & SON

House & Son are delighted to offer for sale this exceptional character home, with versatile living accommodation, based over two floors totalling 1,483 sq. ft. (137 sq. m.) in the sought after Queens Park location. This "stunning home" offers well proportioned accommodation throughout comprising of a ground floor modern cloakroom, separate sitting room to front with potential for open hearth fire, a 24ft x 15ft living room to rear with direct access to the conservatory, with view over southerly aspect patio and lawned garden to rear.

The first floor accommodation has been thoughtfully planned with two en-suite shower rooms to bedroom one and bedroom two, generous family bathroom and three double bedrooms in total. A further benefit includes the large boarded loft area for storage with easy oversized access and pull down ladder.

This home has been well maintained with attention to detail throughout. The front elevation has been recently rendered, blocked paved driveway leading to the private 60ft plus private lawned garden. The garden is southerly aspect. Highly desirable, rarely available! This property is not to be missed!



ENTRANCE

Feature composite front door and inset leaded and stained glass detail with complementing fully glazed panels to side.

ENTRANCE HALL

"L"-shaped entrance hall, accessing all principal rooms. Two radiators.

GROUND FLOOR CLOAKROOM

Modern two piece suite, low level WC. Wall mounted wash

hand basin, tiled floor.

SITTING ROOM

15' 2" x 14' 8 into bay" (4.62m x 4.47m)

Double glazed deep bay window to front. "A light and airy" reception room. Feature stone fireplace, display mantle, step up hearth, picture rail, natural coved ceilings. Radiator. Telephone and TV aerial connection points.

Agent's note: Potential for open fire.

KITCHEN/FAMILY ROOM

23' 8" x 15' 0" (7.21m x 4.57m)

An impressive "heart of this home" feature room. Tall ceilings. Modern fitted kitchen leading into dining/living area. This inviting space has a southerly aspect, leading to the generous sun lounge, which has access and views over the private south facing rear garden.

KITCHEN AREA

Double glazed window to side with a westerly aspect. One and half bowl sink with drainer and 'swan neck' mixer tap. Cabinets finished in high gloss white. Fitted range of eye level units, with several glass fronted displays. Part tiled walls. Fitted range of base units incorporating drawers with fitted roll top work surfaces. Integrated four ring gas hob, concealed cooker hood and double oven. Cabinet housing gas fired combination boiler. Integrated fridge freezer, integrated dishwasher, integrated washing machine. Radiator. Square arch leading to dining/living area.

LIVING/DINING AREA

An illuminated area for dining/socialising with space for table and chair set, sofas and has a southerly aspect. Radiator. A full set of patio doors access into the conservatory/sun lounge.



LIVING ROOM WALK IN PANTRY

Walk in pantry with shelves.

CONSERVATORY/SUN LOUNGE

14' 0" x 9' 6" (4.27m x 2.9m)

Glazed roofing and full height double glazed windows, inset double glazed French doors accessing onto the private southerly aspect patio, lawned and wall-enclosed garden to rear. Power points and electric heating.







STAIRS TO FIRST FLOOR LANDING

Accessed via entrance hall. Feature newel posts and hand rail. Stairs rising to first floor landing. A communicating landing space with all principal rooms leading off. Picture rail. Radiator. Oversized loft, access with pull down ladder. The loft area has been fully boarded for storage.

BEDROOM ONE

15' 0 to back of wardrobe" x 14' 9 into bay" (4.57 m x 4.5m)

Deep and tall double glazed bay window to front. Radiator. Built in "modular door" fronted wardrobe. TV aerial point. Tall ceilings.

EN-SUITE SHOWER ROOM

Tiled floor. Vanity unit with storage, inset wash hand basin over. Tiled walls. Built in shower tray with bi-fold shower doors, fitted shower with attachment. Extractor fan, recessed ceiling downlighters. Shaver point.

BEDROOM TWO

13' 0" x 11' 6 to front of wardrobes" (3.96m x 3.51m)

Southerly aspect with double glazed window to rear, view over private generous sized lawned and wall enclosed garden. Radiator. Built in extensive wardrobes with "modular doors" . TV aerial connection point. A charming room with a view.

EN-SUITE

8' 3" x 3' 0" (2.51m x 0.91m)

Tiled floor, tiled walls. Oversized shower tray with bi-fold door enclosure. Thermo "T" bar shower with shower attachment, pedestal wash hand basin. Low level WC. Heated towel rail. Extractor fan. Recessed ceiling downlighters. Shaver point.

BEDROOM THREE

11' 1" x 10' 0" (3.38m x 3.05m)

Two double glazed windows to side. Radiator. TV aerial connection point. Radiator.

FAMILY BATHROOM

7' 10 max" x 7' 2" (2.39m x 2.18m)

Obscure double glazed window to side. Fully tiled walls, with contrasting mosaic tile border. Tiled flooring. "P" shaped bath and shower with shower screen to side, mono bloc bath filler tap. Thermo "T" bar shower with shower attachment. Vanity unit with large shaped wash hand basin, storage under. Low level WC. Heated ladder chrome effect towel rail/radiator. Recessed ceiling downlighters. Extractor fan.

OUTSIDE FRONT

An attractive home with recent rendered front elevation and block paved driveway to side.

OFF ROAD PARKING

Block paved driveway to side and easy "pull in" parking to front, 6ft dual gate to side, leading to southerly aspect lawned and wall enclosed, generous size garden to rear.

REAR GARDEN

SOUTHERLY aspect 60ft lawned garden. The garden is wall enclosed to rear and side, enjoying a sunny and private outlook.





Total area: approx. 137.8 sq. metres (1483.8 sq. feet)

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Plan produced using PlanUp.



Energy performance certificate (EPC)

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6, Richmond Wood Road BOURNEMOUTH BH9 6DH	Energy rating	Valid until:	9 September 2025
	D	Certificate number:	8155-7921-3056-2850-4986

Property type: Semi-detached house

Total floor area: 117 square metres