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EST. 1985

36 Herbert Avenue, Parkstone, Poole, BH12 4EE

Guide Price **£375,000**



36 Herbert Avenue

Parkstone, Poole

A fantastic family home set in the heart of Parkstone, Poole, ideally positioned for local shops, schools and transport links. This well-presented property welcomes you with an entrance porch and hallway leading through to a superb kitchen/dining room, which enjoys elevated views across Branksome and provides an excellent space for both everyday living and entertaining. A generously sized utility room further enhances the practicality of the ground floor.

On the first floor, there are two spacious double bedrooms, a well-proportioned single bedroom and a family bathroom.

Externally, the property benefits from a tiered rear garden with a lawned area and a large outhouse, ideal for storage, a workshop or a potential home office. Further features include double glazing, central heating and a good-sized driveway providing off-road parking.

The sellers have secured their onward purchase, with the chain above complete, making this an ideal opportunity for buyers seeking a smooth and straightforward move.



Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast.

Parkstone is well-connected, with Parkstone railway station providing direct links to Bournemouth, Southampton, and London Waterloo.

Major roads such as the A35 and A3049 offer easy access to nearby towns and attractions, including the award-winning beaches at Sandbanks and the tranquil waters of Poole Harbour.

The suburb features a mix of Victorian and Edwardian homes, modern flats, and spacious family houses set among tree-lined streets and green open spaces.

Reputable schools, including Parkstone Grammar School, add to the area's appeal for families.

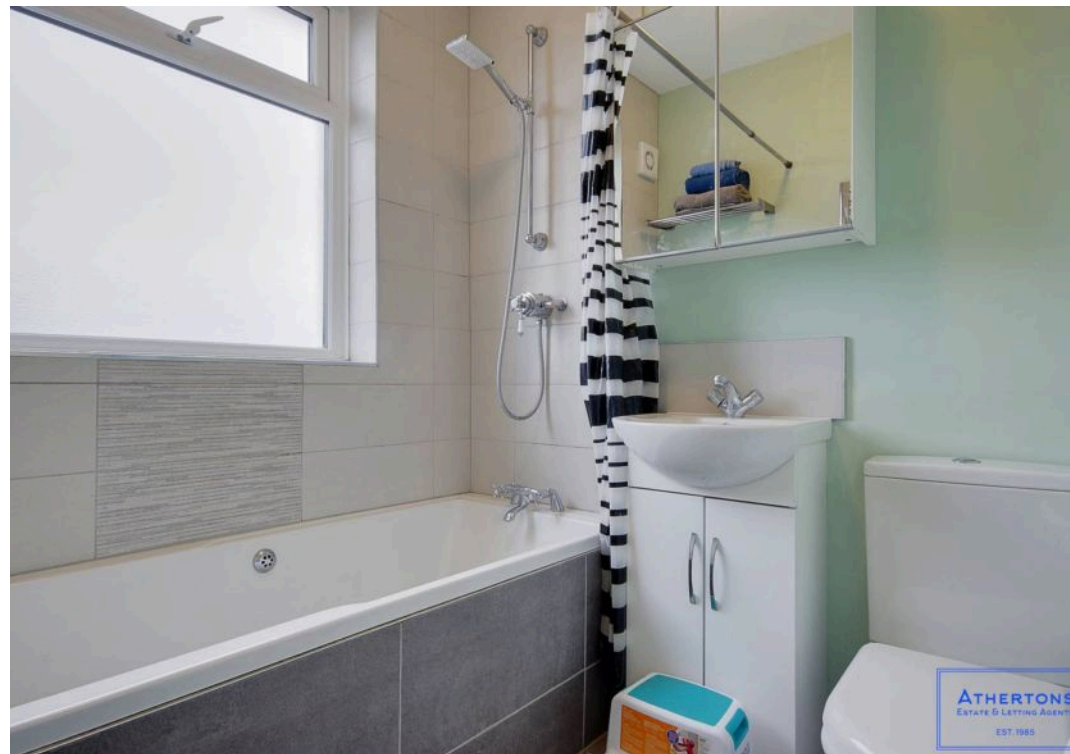
With a strong sense of community, beautiful surroundings, and a dynamic local culture, Parkstone offers a balanced lifestyle where coastal charm meets urban convenience.

Council Tax band: C

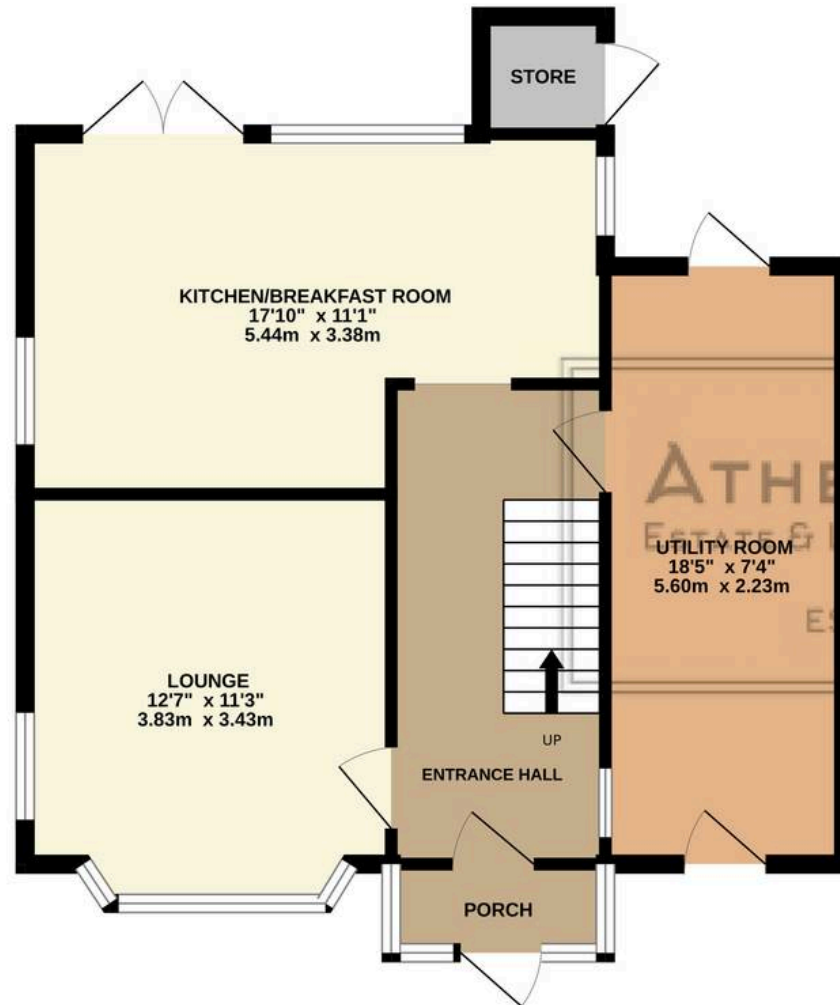
Tenure: Freehold

EPC Energy Efficiency Rating: E

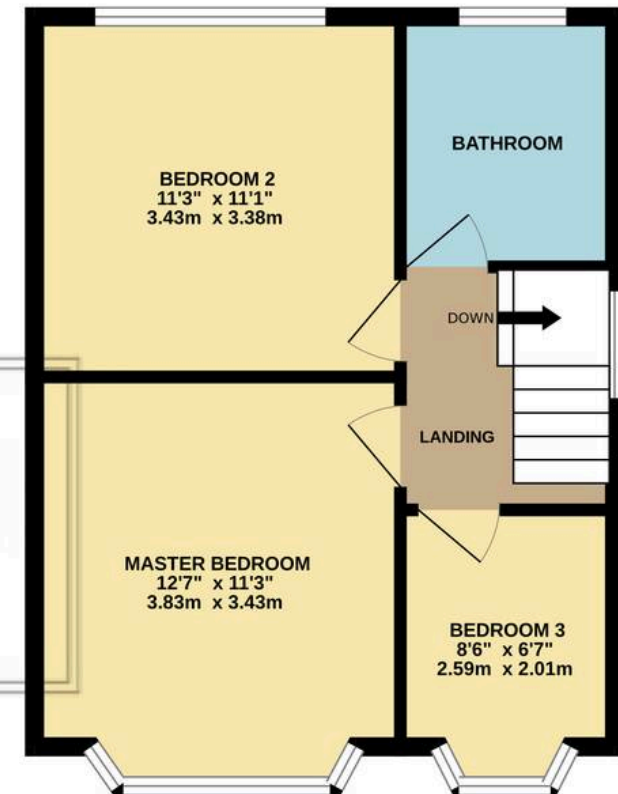




GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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