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**Gleneagles Avenue, Lower Parkstone,
Poole, Dorset, BH14 9LJ**

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Price On Application

Located in one of the most sought after and peaceful avenues in Lower Parkstone is this charming four bedroom detached family home which we believe to have been built in the 1920's with many character features including large bay windows, panelled doors and a beautiful two tier staircase to a galleried landing with art deco balustrade. The property is set behind electronically controlled gates and includes 2 reception rooms, a stunning family kitchen/breakfast room, a tandem garage, just 350 yards from Parkstone Golf Course and $\frac{3}{4}$ of a mile from Ashley Cross.

- 2,219 sq ft of spacious accommodation
- Impressive entrance hall with a delightful 2 tier stairway leading to a galleried landing
- Fully fitted kitchen/breakfast room in high gloss white and wood grain units, including a range of integrated Neff appliances including an integrated dishwasher, microwave, fridge freezer, induction hob twin ovens and a breakfast bar
- Attractive timber summer house with power and light
- Double doors which open from the kitchen onto the rear garden
- Generous lounge and dining room linked by an archway, with attractive fireplaces in both, one being open and the other having a contemporary fitted gas fire.
- 4 bedrooms with the master having a splendid bay window
- Driveway and parking for several vehicles
- Tandem garage measuring 32' 4" x 13' 8"
- Wood effect flooring throughout
- Beautiful landscaped gardens surrounding the house, having a tranquil setting with a beautiful summer house and an ornate pond surrounded by patio ideal for outside entertaining.

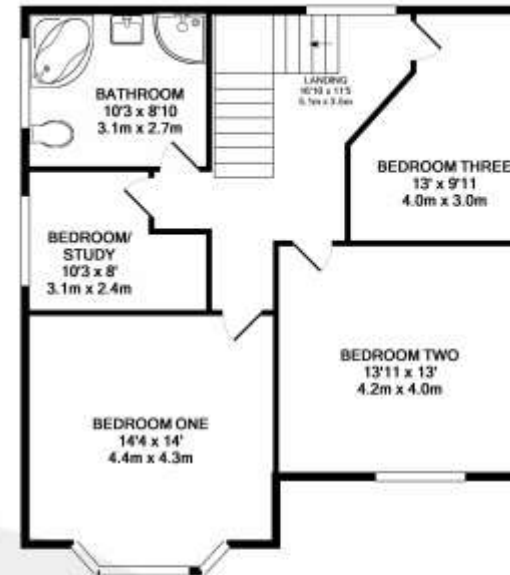
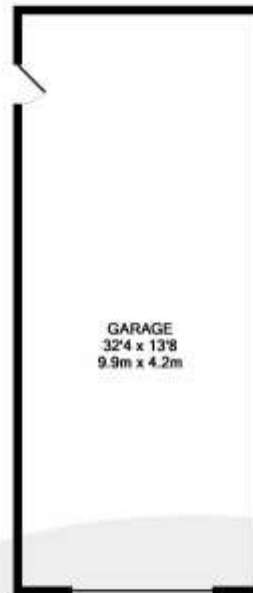
Gleneagles Avenue is a delightful, leafy, residential setting approximately three quarters of a mile from Ashley Cross with its excellent range of independent shops, restaurants and bars as well as the mainline railway station. The superb Parkstone Golf Club is just 350 yards away. Poole Town Centre is just over 2 miles away and Bournemouth Town Centre is just over 3 miles away. The shops at Penn Hill are less than 1 mile away as are those at Lilliput Village and the sandy bathing beaches that the area is famous for are less than 2 miles away.

COUNCIL TAX BAND: F EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR
APPROX. FLOOR
AREA 1431 SQ.FT.
(132.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 789 SQ.FT.
(73.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2219 SQ.FT. (206.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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