



## Kings Avenue

LOWER PARKSTONE

£825,000

**LLOYDS**  
PROPERTY GROUP

**LLOYDS**  
PROPERTY GROUP



## 77 Kings Avenue, Lower Parkstone Poole, Dorset BH14 9QN

Lloyds Property Group are delighted to offer for sale this charming 4 bedroom character home which has been improved and modernised over the years by the current owners whilst retaining many of the original features.

### Accommodation

Large detached home • 4 double bedrooms • Substantial family home

Home office • Double garage • Extremely well presented



## Welcome to 77 Kings Avenue ...

The house itself is a superb size and is very well presented throughout. This substantial property would make the ideal family home.

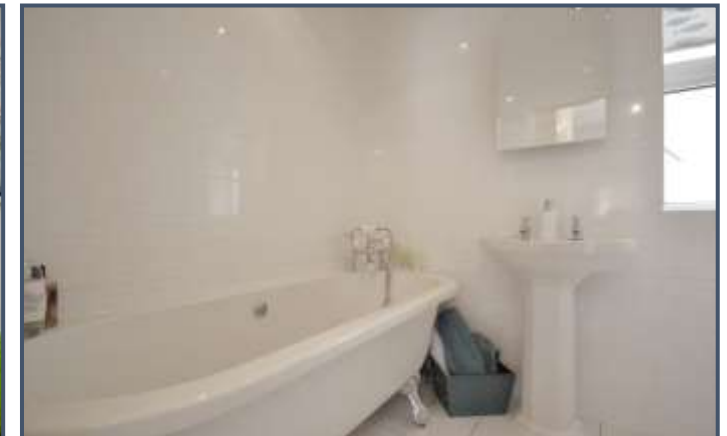
Internally, on the ground floor there is a well-appointed kitchen/breakfast room which benefits from a front to back aspect flooding this room with natural light. There are also bi-folding doors onto the landscaped rear garden.

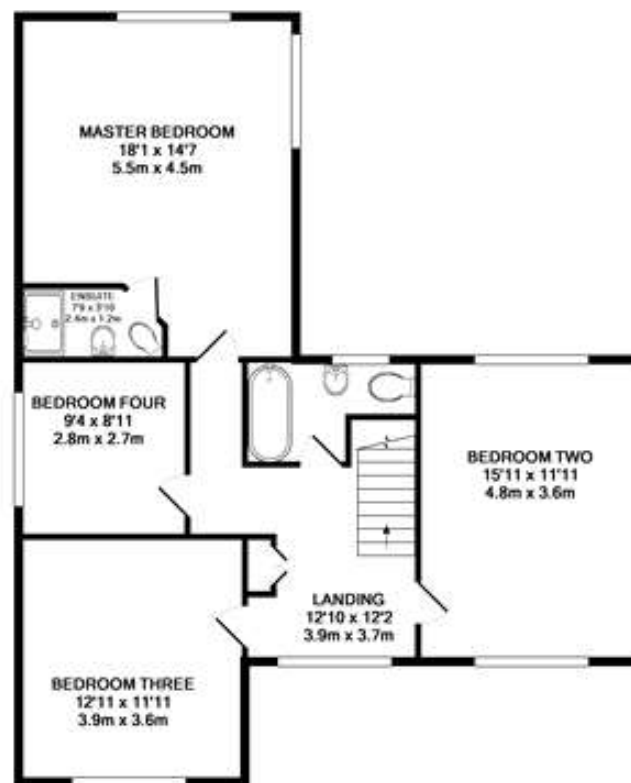
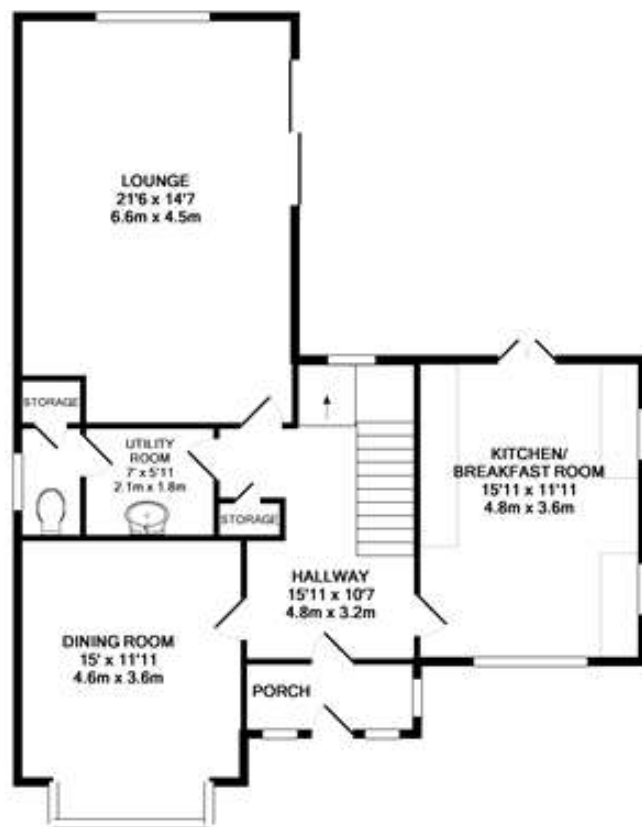
Leading off from the spacious hallway is a separate dining room/snug room, utility with wc, ample storage and a beautifully arranged formal living room with an amazing fireplace with log burner and doors onto the rear garden - ideal for entertaining.

Upstairs there are four bedrooms and a family bathroom. The master bedroom has an en-suite and dual aspect.

Externally there is a tiered rear garden with different zoned areas to relax in and a usable, level lawned area. The double garage is a great size and has a converted home office in the roof space which is a superb addition to the property. To the front there is parking for several vehicles.

This property is being offered for sale with the additional benefit of various planning permissions granted to extend the property in different ways. This charming home must be viewed to be fully appreciated.





**TOTAL APPROX. FLOOR AREA 1776 SQ.FT. (165.0 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 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.

Made with Metropack ©2010

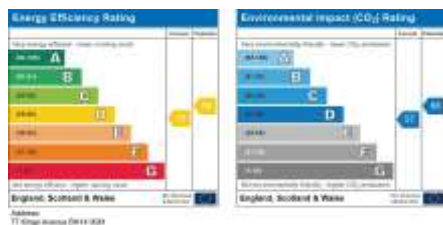
Viewing: Strictly by prior appointment through sole selling agents Lloyds

Ref: 3205

[Important Notice](#)

Lloyds, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lloyds have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**LLOYDS**  
PROPERTY GROUP