



**Penn Hill Avenue, Lower Parkstone
Poole, Dorset, BH14 9LZ**

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Fixed Price £685,000

A 1920's 4 bedroom detached character home which has been in the current family for the past 18 years and offers a lovely blend of past and present. It is perfect for anyone wanting to personalise a home with space for extension and loft conversion if so desired. The property enjoys a secluded 70ft x 50ft south facing rear garden, a 30ft x 50ft driveway, and is only 650m from the restaurants, shops and bars in Penn Hill and only ½ a mile from Branksome Chine which has a fabulous chine walk through to Branksome Beach.

- 4 double bedroom 1920's detached family home
- Generous living room and separate dining room both with feature fireplaces
- Character feel throughout with high ceilings and original staircase
- Solid oak flooring in the lounge, dining room, landing and all bedrooms
- Family bathroom and a ground floor shower room (both in perfect working order, if a little dated)
- 70ft x 50ft south facing secluded garden
- Well-equipped hand built bespoke, vintage kitchen with country style oak units, complimentary granite work tops, attractive wall tiles and travertine floor tiles.
- Gas central heating and double glazing
- Currently in the school catchment area for Courthill Infant & Baden Powell Junior School

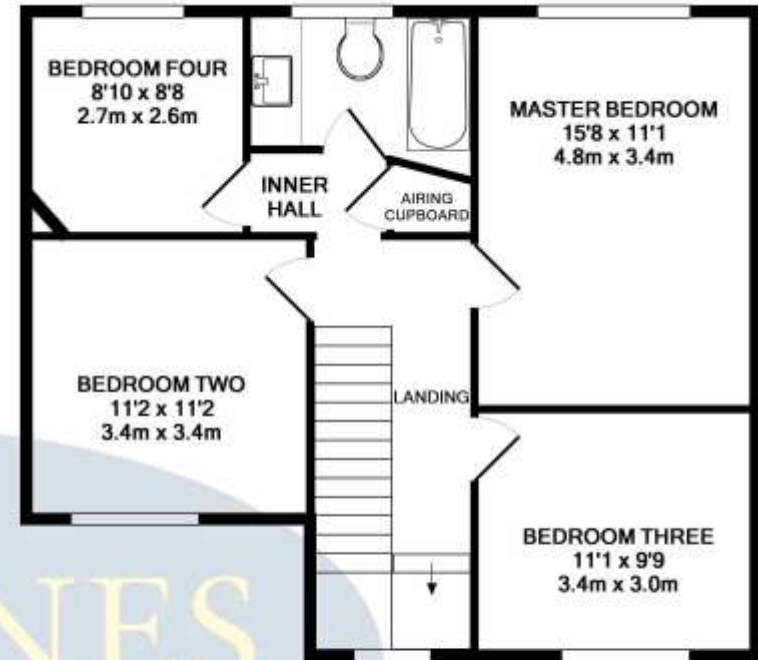
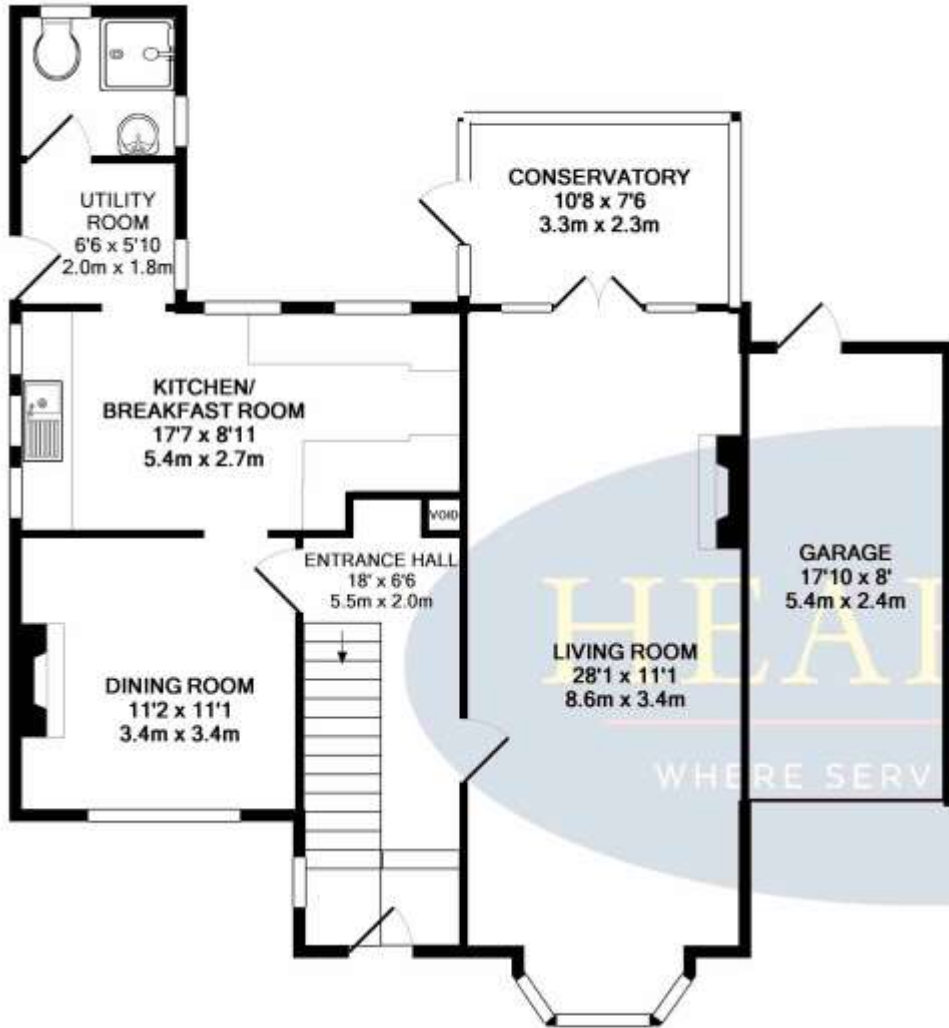
Penn Hill Avenue is less than half a mile from Penn Hill offering a range of bars, restaurants, shops, and a patisserie. The popular Ashley Cross is just over ½ a mile away and enjoys an array of shops, bars, and restaurants. Branksome Park is just over a mile away and provides a lovely walk through the Chine to Branksome Beach. Along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. In terms of schooling, the property currently falls into the Baden Powell and Courthill School catchment areas, whilst the area is well-served by schools in both the public and private sectors.

COUNCIL TAX BAND: F EPC RATE: E

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.







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WHERE SERVICE COUNTS

GROUND FLOOR
APPROX. FLOOR
AREA 983 SQ.FT.
(91.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1651 SQ.FT. (153.3 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.

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Brisksome Beach



www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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