



62

Hamilton Road, Hamworthy, Poole, BH15 4ER



EST. 1977

KEY DRUMMOND

ESTATE AGENTS



62

Hamilton Road, Hamworthy, Poole, BH15 4ER

**** BEAUTIFUL FAMILY HOME **** Discover this exceptional detached family home, perfectly situated for easy access to Hamworthy Park, the beach and Poole Quay. This remarkable property features an entrance hallway, a modern kitchen, a spacious lounge, a dining room, a study, and a convenient downstairs WC on the ground floor. Upstairs, you'll find a stunning master bedroom suite with a walk-in wardrobe and en-suite shower room, along with three additional double bedrooms and a family bathroom. The exterior is fully enclosed, boasting a generous front garden and a tranquil rear garden with multiple sunlit areas. Additional highlights include ample off-road parking via electric gates, two large raised garages and regular bus links to Poole Town Centre. Viewing is highly recommended



Guide Price: £500,000, Tenure: Freehold



Entrance Hallway:

Kitchen: 3.02 x 2.81 (9'10" x 9'2")

Lounge: 6.15 x 3.67 (20'2" x 12'0")

Dining Room: 3.36 x 2.76 (11'0" x 9'0")

Study: 2.53 x 1.84 (8'3" x 6'0")

Downstairs WC:

Master Bedroom: 4.26 x 3.20 (13'11" x 10'5")

Walk in Wardrobe:

En-Suite Shower Room:

Bedroom Two: 3.36 x 2.71 (11'0" x 8'10")

Bedroom Three: 2.79 x 2.71 (9'1" x 8'10")

Bedroom Four: 3.20 x 2.81 (10'5" x 9'2")

Family Bathroom:

Garage: 5.19 x 2.84 (17'0" x 9'3")

Unable to be accessed by a vehicle

Garage 5.19 x 2.84 (17'0" x 9'3")

Unable to be accessed by a vehicle







Tenure

Tenure: Freehold

Postcode: BH15 4ER

EPC: D

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

To see our properties before they go on the market please like us on Facebook (Key Drummond Estate Agents), Instagram (keydrummondoakdale), and YouTube (Key Drummond - Oakdale).

Copyright:

All photos, video, and drone footage are copyrighted by Worldwide Property Sales TA Key Drummond Estate Agents. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use only
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Key Drummond as the source of the material

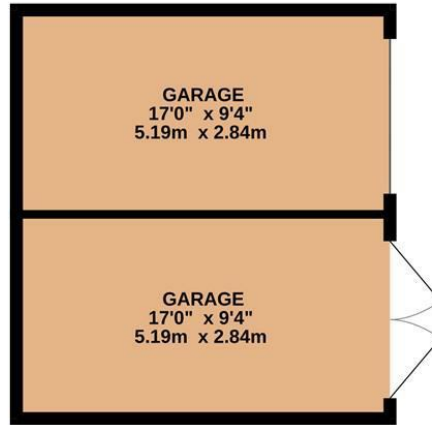
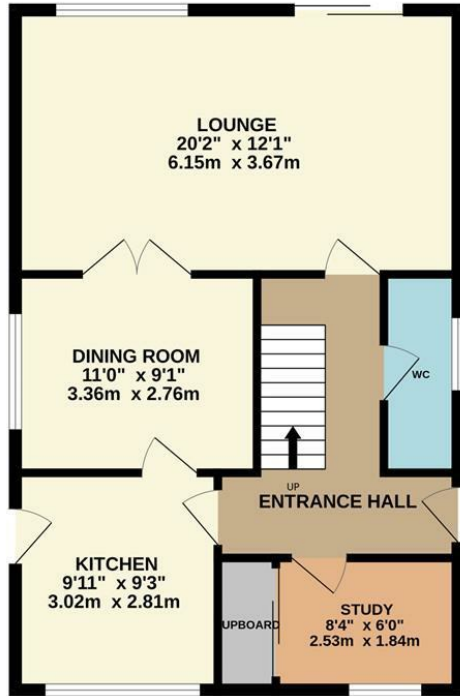
You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.

Disclaimer:

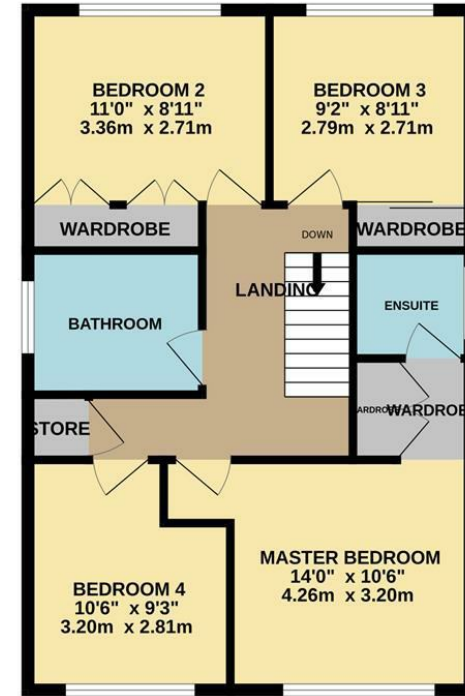
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No employee of Key Drummond has the authority to make or give any representation or warranty in respect of the property.



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1568 sq.ft. (145.7 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.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

