



74 Lake Drive, Hamworthy, Poole, BH15 4LU

Asking Price **£685,000**

- Detached Chalet Home
- Far Reaching Harbour Views
- Annex Potential - Existing Workshop
- Front Aspect Balcony
- Useful Laundry
- Four Double Bedrooms
- Well Presented Throughout
- Garage & Ample Driveway
- Two Bath/Shower Rooms
- Internal Viewing is a Must



# 74 Lake Drive, Poole BH15 4LU

A spacious, detached chalet home conveniently located near Hamworthy Pier - featuring flexible accommodation, a well established rear garden, and potential to create an annex.



Council Tax Band: E



### Lake Drive

Occupying a position with far reaching views over the water toward Arne, this property is ideal for those looking for a spacious home within touching distance of the Sea.

Briefly, the property comprises: four double bedrooms (the principle bedroom has a balcony, ideal for enjoying a morning coffee), bright lounge/dining room, kitchen with integrated appliances and adjoining breakfast space, a useful laundry room, a shower room on the first floor and a further bathroom servicing the ground floor.

To the rear, there is a large 'workshop' space with light & power supply - this is accompanied by a sun room. Subject to obtaining the relevant permissions, this would be an ideal space to convert to an annex. Whether that be for a dependant relative or even to be used as an AirBnB, we believe this would be a great option to exploit.

There are a number of further benefits, some of which include: a mature rear garden; garage; off-road parking for several vehicles; gas central heating; UPVC double glazing and ownership of solar panels.

The property is in a prime location! Lake Drive is one of Hamworthy's most sought after roads with immediate access to the Pier, Park, Beach and Slipway - making the property ideal for those who enjoy water sports or simply desire easily accessible open space on their doorstep.

Internal viewing is encouraged at your earliest convenience in order to appreciate the many benefits on offer. To arrange, or for more information, please call our Upton Branch!

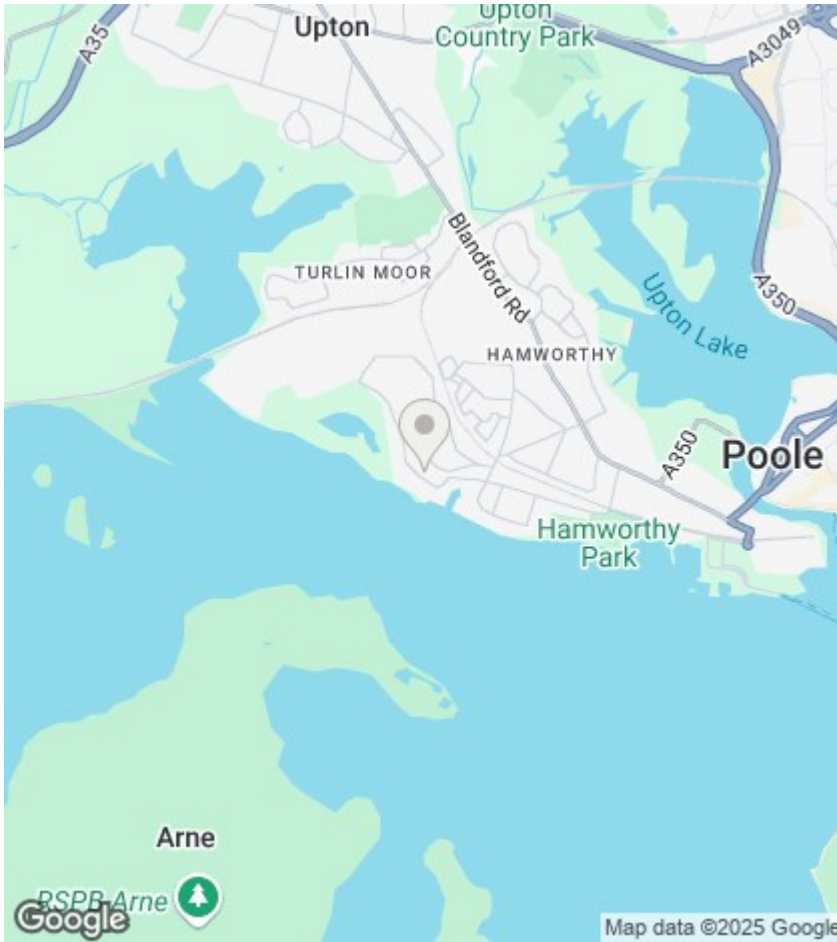












## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order.

The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

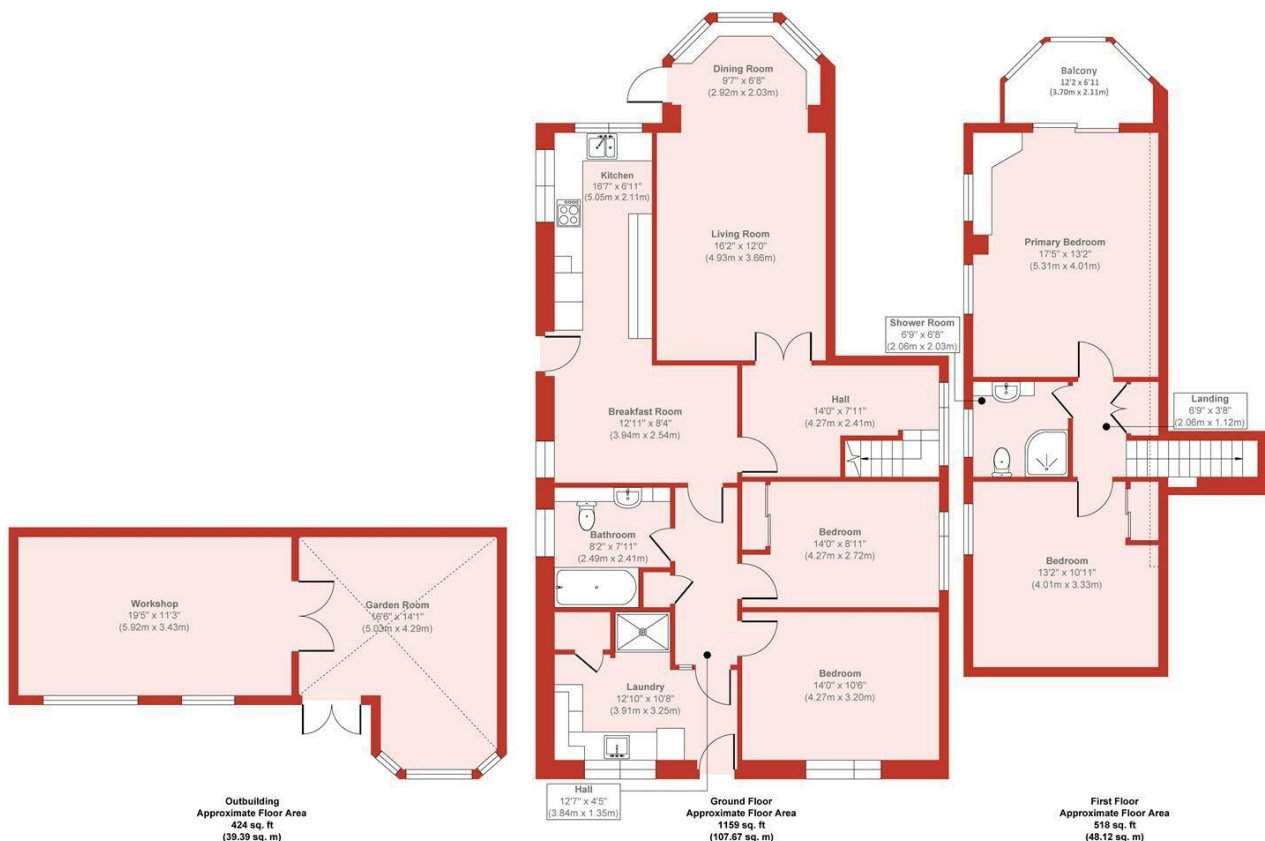
Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Lake Drive, Hamworthy



Approx. Gross Internal Floor Area 2101 sq. ft / 195.18 sq. m (Including Outbuilding)

Produced by Elements Property