

48 Constitution Hill Rd

Poole, Dorset  
BH14 0QD





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BH14 0QD

*Price guide £945,000*

A detached family residence within walking distance of Ashley Cross with versatile accommodation including 5 bedrooms, 3 bathrooms and 3 reception rooms. The property is laid out over three levels with substantial living space just over 3,000 sq ft and has a large rear garden.

## *Summary of Accommodation*

Large detached family house

Over 3,000 sq ft of accommodation

5 bedrooms • 3 bathrooms • 3 reception rooms

Baden Powell and Courthill Schools' catchment area

Two Garages

Plenty of parking with space for boat or motorhome

Set over three floors

Good size rear garden

Gas fired central heating







On the first floor, the property offers 4 double bedrooms, 2 with en-suites and a family bathroom.

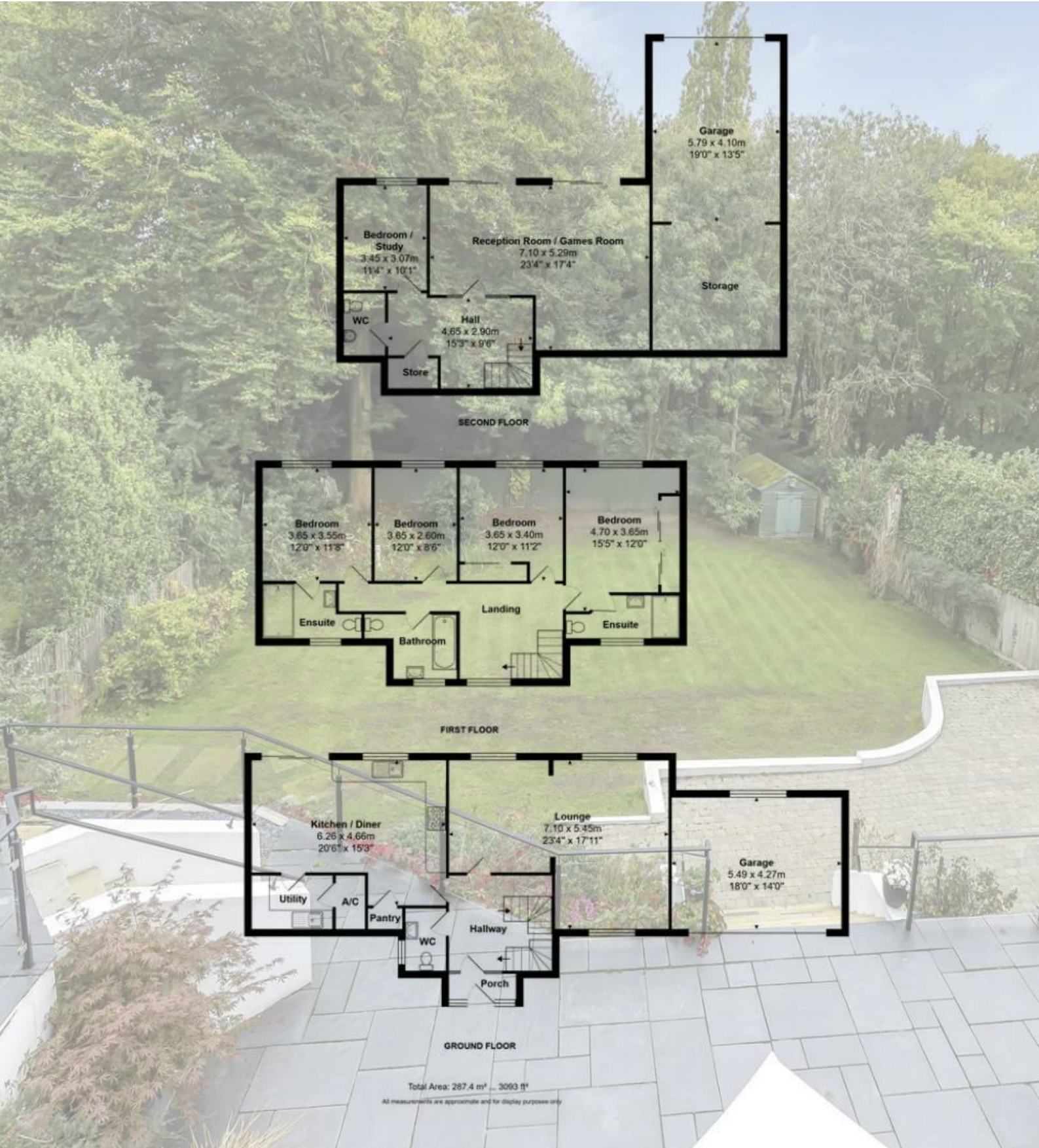
The ground floor has a large open plan kitchen/breakfast room, laundry/utility room, a great reception entrance hall and a living room overlooking the rear garden.

On the lower level is the 5th bedroom/games room and study, with separate cloakroom. This space also provides potential to become a separate apartment/annexe/living space for relatives or perhaps letting, if desired.

To maximise comfort, five rooms have been fitted with air conditioning units.

The front garden is landscaped to give you an easy in and out driveway, access to the two garages and side drive. The rear garden can be accessed with a vehicle or small motorhome/boat. The good sized rear garden is mainly laid to lawn with flowers, tree and shrub borders.





## Lloyds Property Group

PROPERTY NAME

48 Constitution Hill Rd

LOCATION

BH14 0QD

TOTAL FLOOR AREA

3093.00 sq ft

COUNCIL TAX

Band E BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3667

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*