



Offers Over £599,500

Glen Road, Poole, BH14 0HF



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### Property Description

A charming detached chalet house located on Glen Road in the picturesque town of Poole. Due to the elevated position this property boasts distance views of Poole Harbour. Having been extended and renovated in recent years the accommodation is versatile with a comfortable and spacious layout with the added bonus of a cinema room. There are lots of options for those who enjoy having a home office or hobby room.

Accommodation comprises of a large entrance hall, two reception rooms with bay windows, one of which has an open fire, a large cinema room, modern ground floor W.C. and a large/kitchen diner. The kitchen is very well fitted with a good range of units, two integrated fridges & freezers, integrated dishwasher, double oven, induction hob, quartz stone work surfaces with complimenting brick style splashbacks, modern herringbone tiled flooring and a useful built-in breakfast bar area. The kitchen has a useful side access door.

The first floor landing is a bright and airy space due to the installation of a large roof lantern, from this area there is a French door providing access to the rear garden. The main bedroom has a good range of built-in storage and bedroom four is fully fitted as a office/study space.

The bathroom is a good size, finished to a high standard with plenty of storage.

The outside of this house is slightly unconventional due to the elevated position, however the current owners have invested in quality materials to create a great space to enjoy a peaceful retreat with lovely views.

### Area

Glen Road is a quiet residential road, from the cul-de-sac end there is a footpath providing easy access to Ashley Cross, a dynamic urban hub in where a thriving social scene meets a charming village-like atmosphere offering boutique shops, trendy bistros, fashionable bars and inviting coffee shops. Parkstone train station which has a direct line to Waterloo London is just minutes from Ashley Cross. Stunning views of Poole Harbour and the Purbeck Hills beyond can be enjoyed at nearby Constitution Hill Viewpoint, only ten minutes walk away from Glen Road. Poole is home to the second largest natural harbour in the world, making it a thriving haven for water sports enthusiasts. The harbour not only provides a stunning backdrop of scenic beauty but also offers fantastic opportunities for coastal walks.

Tenure: Freehold

Council Tax Band: D

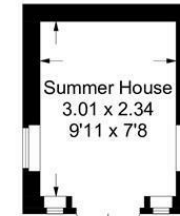
### FEATURES & SPECIFICATIONS

- Large chalet house with versatile accommodation
- Elevated plot with distance harbour views
- Convenient location in a Cul-de-sac position
- Cinema Room
- Quality internal doors
- Plantation style shutters
- No forward chain
- Low maintenance garden
- Summer House
- 1556 Sq Feet



## Glen Road, Poole

Approximate Gross Internal Area = 144.6 sq m / 1556 sq ft  
 Outbuilding = 7.3 sq m / 79 sq ft  
 Total = 151.9 sq m / 1635 sq ft



Outbuilding



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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>		
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





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