



HEARNES

WHERE SERVICE COUNTS

Oaks Drive, St. Leonards, BH24 2QR

Asking Price £700,000

A wonderful private wrap around garden, spacious kitchen/dining room the back part of the dining room being a beautiful orangery with roof light and bi-fold doors. Ample off-road parking, are just a few features of this outstanding detached home.

This beautifully presented home is built by well-known local developers to an incredibly high specification. The list below is a rundown of the specification included in these delightful homes:

- Air source heat pumps.
- Underfloor heating to ground floor.
- All bathrooms: tiled floors, tiled wet areas and half tiles.
- Kitchen, Utility, and hallway LVT Flooring
- Bedrooms, living, first floor carpeted.
- Bathrooms and w/c Tiled floors.
- Air source heat pumps.
- Underfloor heating to ground floor.
- All bathrooms: tiled floors, tiled wet areas and half tiles.
- Kitchen, Utility, and hallway LVT Flooring.
- Bedrooms, living room, first floor carpeted.
- Bathrooms and w/c tiled floors.
- Stairs painted with carpeted stair runner.
- Electric charges to parking spaces.

Local Authority: Dorset

Council Tax Band: F

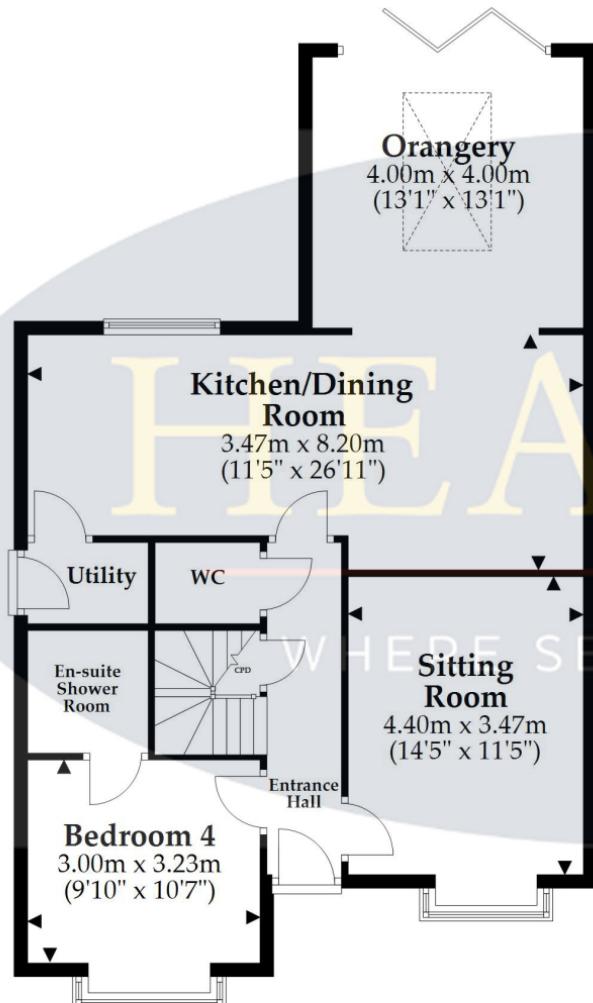
Energy Performance Certificate: Rating C



Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

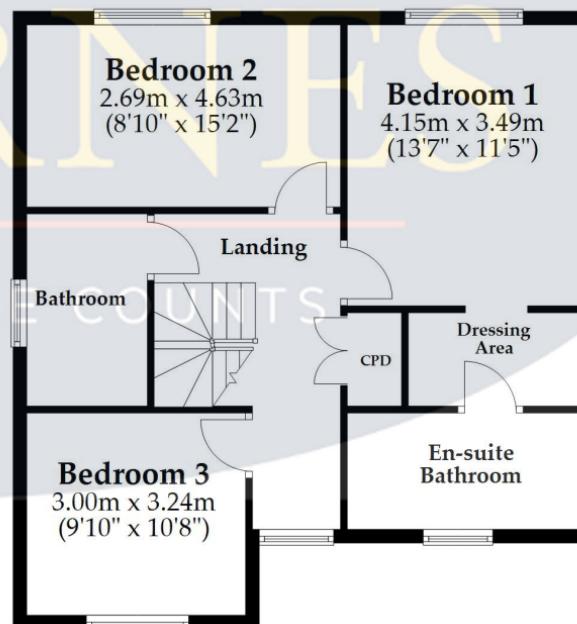
Ground Floor

Approx. 86.4 sq. metres (929.7 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.1 sq. feet)



Total area: approx. 151.8 sq. metres (1633.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



LJT SURVEYING

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