

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**62 Hamilton Road, Poole**

Poole

Guide Price **£500,000**





## 62 Hamilton Road

Poole, Poole

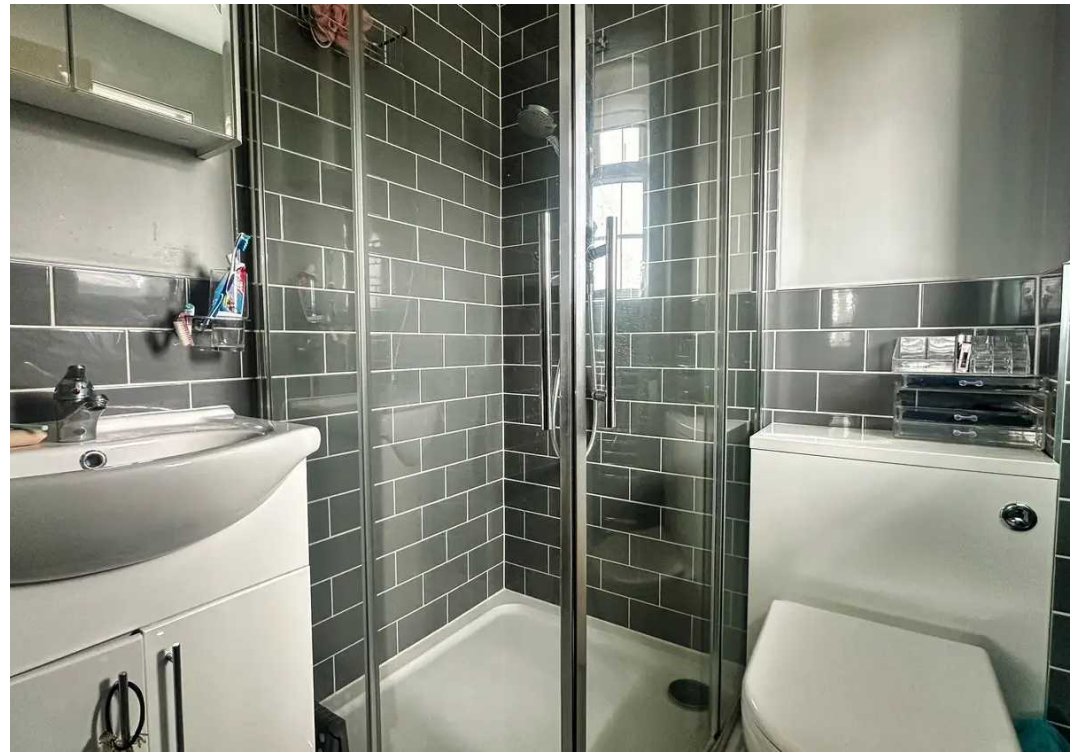
**BEAUTIFUL FAMILY HOME** Discover this exceptional detached family home, perfectly situated for easy access to Hamworthy Park, the beach and Poole Quay. This remarkable property features an entrance hallway, a modern kitchen, a spacious lounge, a dining room, a study, and a convenient downstairs WC 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

Council Tax band: D

Tenure: Freehold

- Wonderful Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Two Raised Garages
- Beautiful Garden



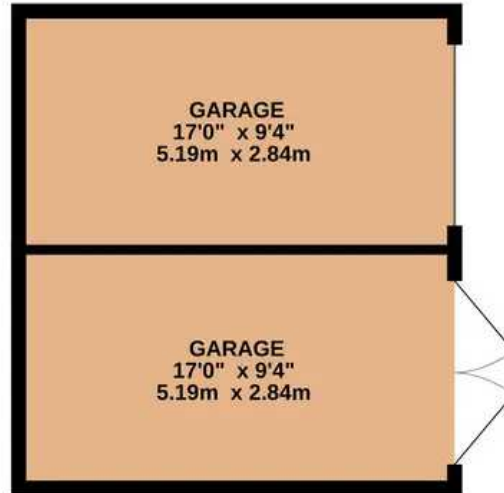
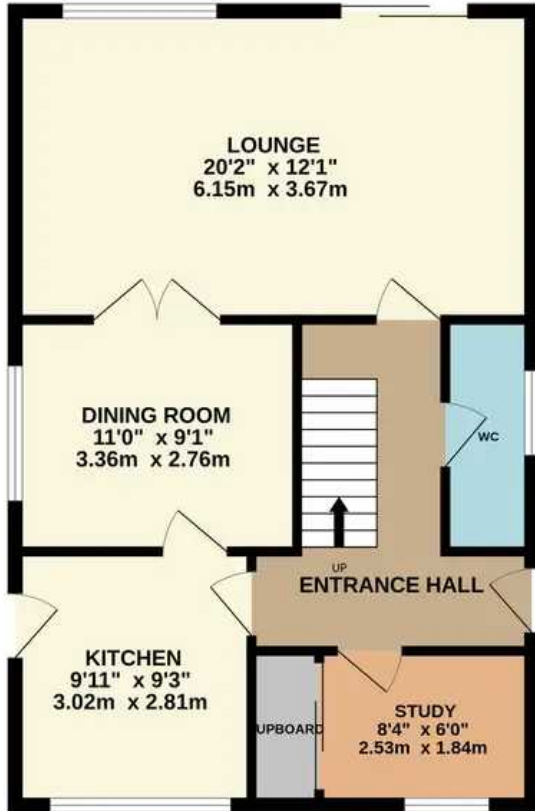




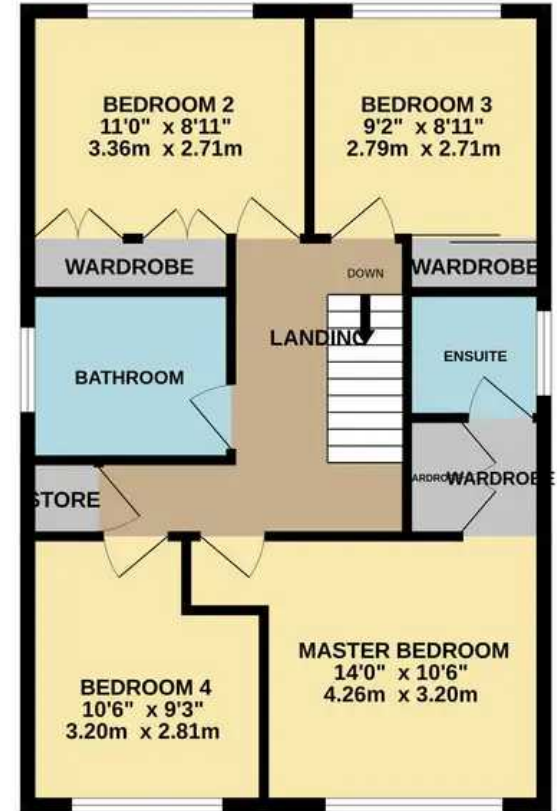




GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



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.

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## Athertons Estate Agents

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