



3 Constitution Hill Road, Poole BH14 0QB
£715,000 Freehold





**** SPACIOUS CHALLET HOME **** With **THREE DOUBLE BEDROOMS** this property offers **EXCEPTIONAL ACCOMODATION** throughout. **LARGE PLOT**, ample parking situated just moments from local amenities.

- LARGE PLOT
- APPROACHING 1,600SQFT
- SUNNY PRIVATE GARDEN
- AMPLE OFF ROAD PARKING
- HARBOUR VIEWS
- LARGE KITCHEN/DINER
- CLOSE TO ASHLEY CROSS
- VENDOR SUITED

Property Comprises

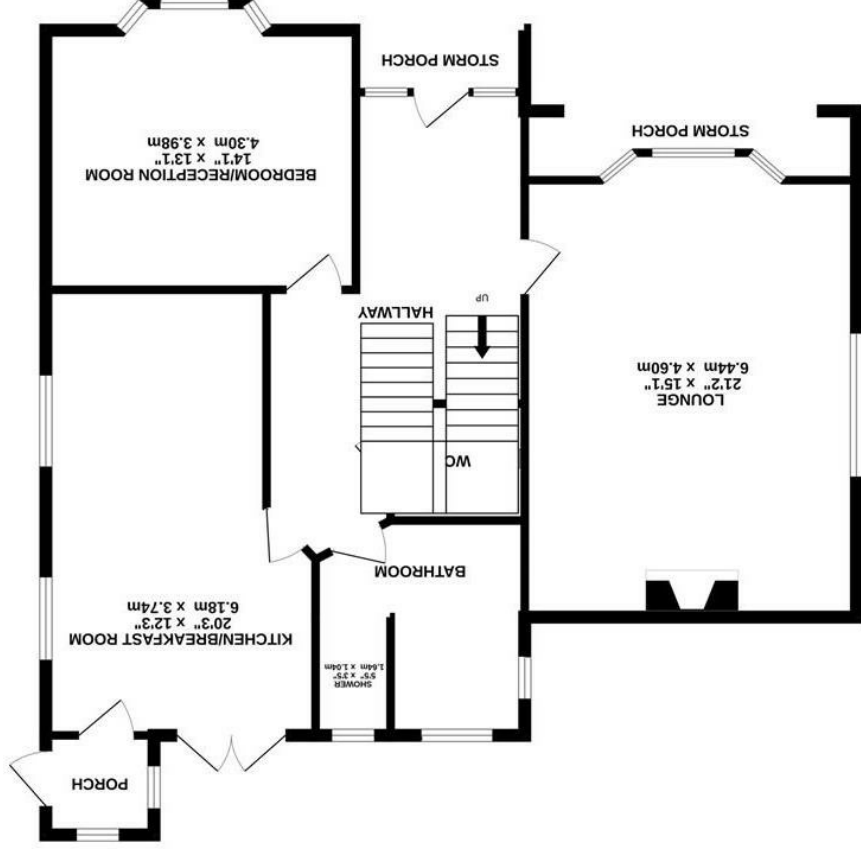
A spacious family home set back from the road on a large plot and located adjacent to the Sea View, view point. The property has been lovingly looked after by the current owners and is well presented throughout.

Upon entering the property you are welcomed by a spacious hallway offering access to all principle rooms. A modern kitchen with a spacious dining area is situated at the rear of the property, looking out over the garden and providing access onto the patio area and a separate utility room. The main living room is of ample size enjoying elevated views towards Poole Harbour. There is large ground floor bedroom which is currently being used as a playroom/office and family bathroom with walk in shower.

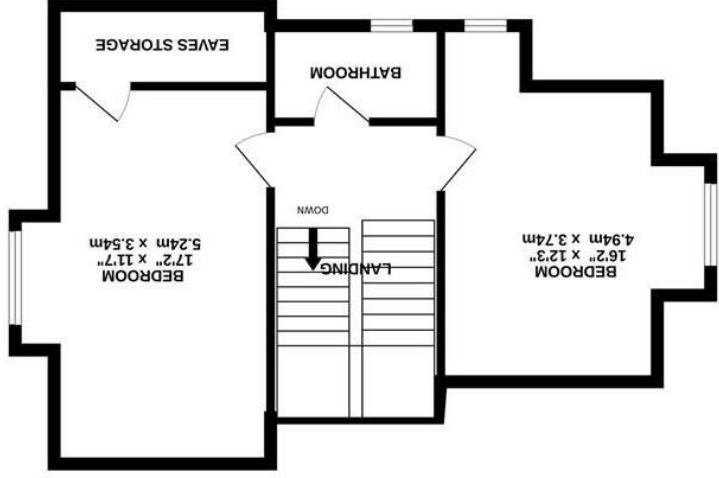
On the first floor there are a further two double bedrooms with ample storage and a shower room.

Outside, there is a well presented driveway offering parking for several vehicles, sunny and private level garden, with access at both sides to the front, sheds, a home office with power and detached single garage.





GROUND FLOOR (99.2 sq.m.) approx.



1ST FLOOR (47.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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All room dimensions given above are approximate measurements

- These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly, their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating	
Energy Efficiency - Meter Reading Code	80
Current	80
Minimum	

Environmental Impact (CO ₂) Rating	
Environmental Impact - Meter CO ₂ Reading	67
Current	67
Minimum	