



**26 Bingham Avenue, Poole BH14 8NE**  
**£2,500,000 Freehold**









**\*\*SOLD OFF MARKET\*\* A TRADITIONAL STYLE FAMILY HOME with 5 double bedrooms, 3 reception rooms and double garage. Set in IMPRESSIVE GROUNDS adjoining Parkstone Golf Course and situated in quiet tree lined road only moments from POOLE HARBOUR.**

### **Evening Hill**

The property is located in Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.



Approximate Floor Area = 379.0 sq m / 4080 sq ft  
Garage = 35.0 sq m / 376 sq ft  
Total = 414.0 sq m / 4456 sq ft



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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.  
• They do not constitute an offer of contract for sale.  
• Any prospective purchasers 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	
Any energy related - meter/ metering code	74
Energy Performance Certificate (EPC)	80
Climate	Climate

Environmental Impact (CO <sub>2</sub> ) Rating	
Any environmental related - meter/ metering code	87
Environmental Performance Certificate (EPC)	80
Climate	Climate