GREYS

ESTATE AGENTS









67 Woodlands Avenue, Hamworthy, Poole, BH15 4EF

Asking Price **£600,000**

- Five Double Bedrooms
- Loft Conversion 2021
- Three Bath/Shower Rooms
- Off-Road Parking
- Generous Accommodation
- Detached Family Home
- Modern Kitchen
- Boiler - approx. 2 yrs Old
- Lovely Rear Garden
- Annex Potential

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We are delighted to offer for sale this sizeable, five bedroom detached family home with flexible living accommodation positioned on a sought after road in Hamworthy.

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Council Tax Band: D







Woodlands Avenue

Having undergone an extensive loft conversion in 2021, this property offers particularly spacious room sizes throughout the home.

On the ground floor, there are two large double bedrooms to the front - one of which has en-suite shower room. The living accommodation is located toward the rear and comprises: a generous living room, adjoining dining room and a modern kitchen that was replaced two years ago. There's also a well appointed bathroom. Upstairs, there are two particularly large double bedrooms and another slighly smaller one, bedroom one enjoys water views between the opposite properties. The first floor is serviced by another bathroom.

Something that's worth noting, is that the two ground floor bedrooms could be easily converted to create a well proportioned self contained annex - ideal for a dependant relative.

Further benefits include off-road parking for several vehicles, gas central heating (boiler replaced 2 yrs ago, remainder of 10 yr guarantee), UPVC double glazing and a lovely rear garden with a shed & summer house.

Positioned on one of Hamworthy's most sought after roads, this property is well located to access a host of favoured amenities - there are plentiful walks around Holes Bay or toward the historic Quayside and Cobbs Quay marina is just on the doorstep. To arrange a viewing, or for more information, please contact our Upton Branch at your earliest convenience.

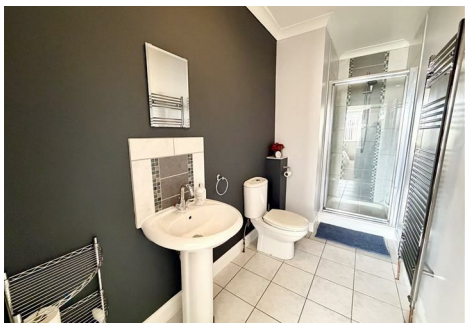














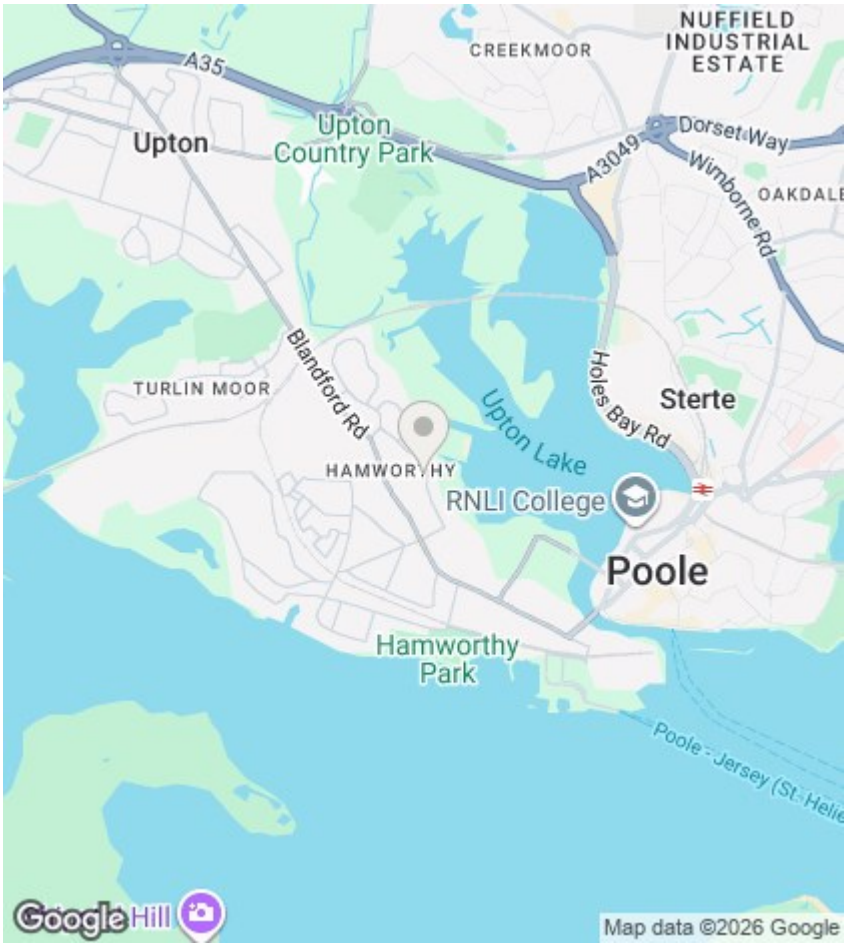












Agents note

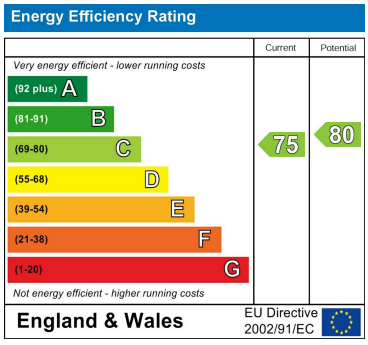
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.
No appliances have been tested so the agent cannot verify that they are in working order.
The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

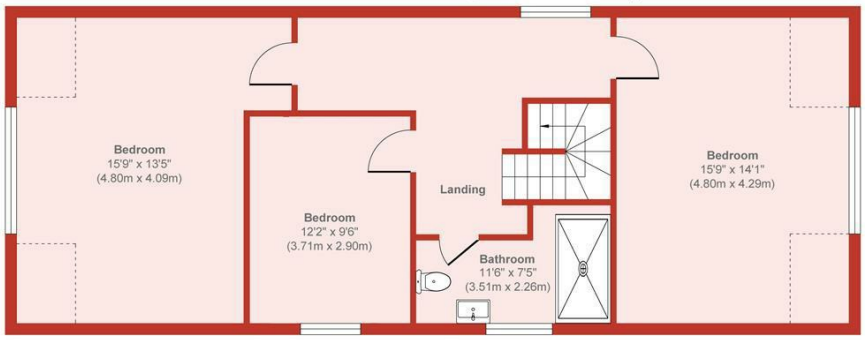
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

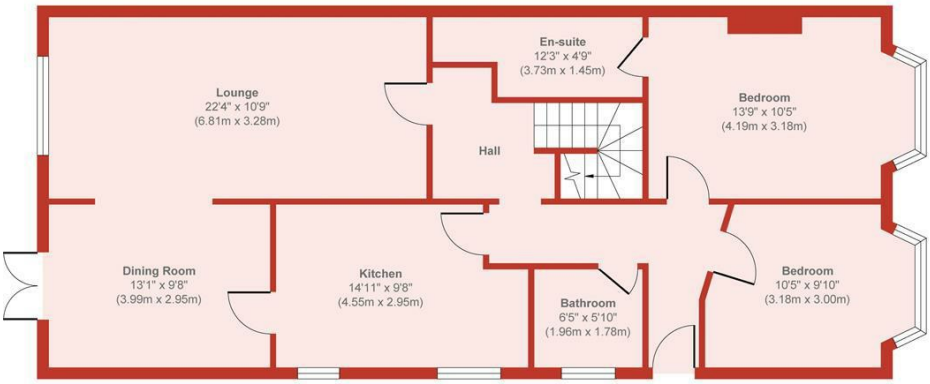
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Woodlands Avenue, Hamworthy



First Floor
Approximate Floor Area
889 sq. ft
(82.59 sq. m)



Ground Floor
Approximate Floor Area
1043 sq. ft
(96.89 sq. m)

Approx. Gross Internal Floor Area 1932 sq. ft / 179.48 sq. m

Produced by Elements Property

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