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40 Recreation Road, Parkstone, Poole, BH12 2EB
Offers Over **£325,000**



40 Recreation Road

Parkstone, Poole

A charming and well-loved bungalow, ideally positioned opposite Branksome Recreation Ground and within easy walking distance of the highly regarded Heatherlands Primary School.

Recently redecorated throughout, the property presents a superb blank canvas, ready for a buyer to personalise and make their own. The accommodation is well-proportioned and thoughtfully arranged, comprising a welcoming entrance hallway, a fitted kitchen with adjoining utility room, a spacious lounge flowing into a defined dining area, and a bright conservatory overlooking the garden. There are two generous double bedrooms and a well-appointed family bathroom.

Externally, the home benefits from a front garden and off-road parking, while to the rear is a beautifully maintained, south-facing garden, perfect for enjoying the sun throughout the day.

Further features include gas central heating, double glazing, and the added advantage of being offered with no forward chain, ensuring a smooth and straightforward purchase.



Parkstone is a popular and well-established suburb of Poole, known for its convenient location and strong community feel. Ideally positioned between Poole town centre and Bournemouth, it offers excellent transport links, including Parkstone train station, providing direct routes to London Waterloo. The area is particularly sought after by families, with a selection of highly regarded schools, including the well-known Baden Powell and St Peter's schools. Residents also benefit from a wide range of local amenities, independent shops, cafés, and restaurants, along with nearby supermarkets and leisure facilities. Parkstone is perfectly placed to enjoy some of the South Coast's best outdoor spaces, with Poole Park, Whitecliff Park, and the stunning Poole Harbour all within easy reach. The award-winning sandy beaches of Sandbanks are also just a short drive away, making it an ideal location for those seeking a balance of convenience, lifestyle, and coastal living.

Council Tax band: C

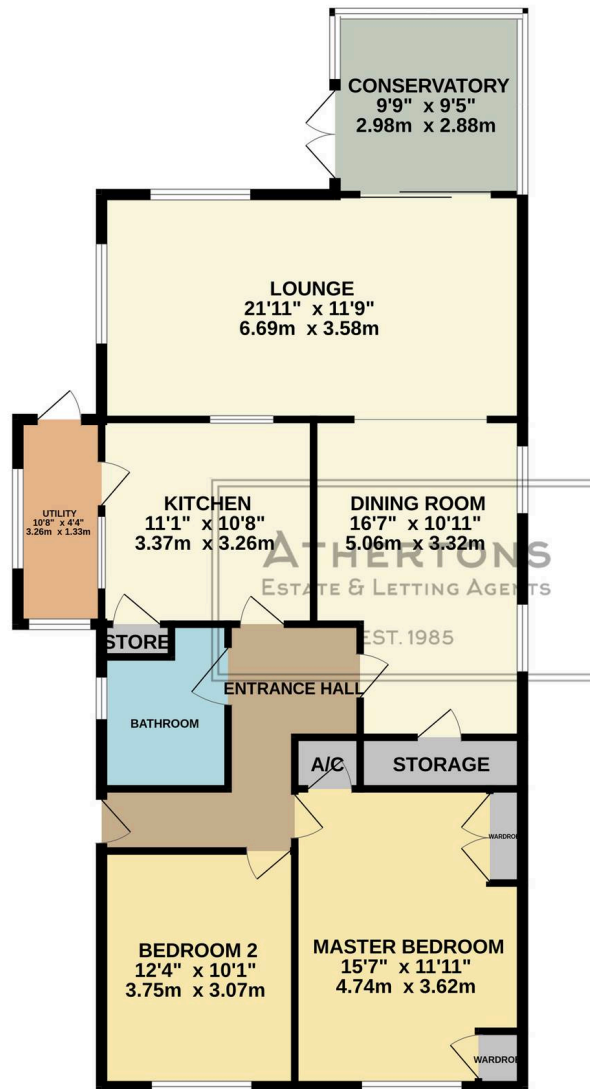
Tenure: Freehold

- Spacious Family Home
- Two Double Bedrooms
- Kitchen & Utility Room
- Lounge, Dining Room & Conservatory
- Ample Off Road Parking
- No Forward Chain
- View Our Video Tour
- Visit Instagram, Facebook & YouTube:
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GROUND FLOOR



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

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • poole@athertonsea.com • <http://www.athertonseestateagents.com>

