



Parkstone Avenue, Lower Parkstone BH14 9LP

Set within a superb location within the favoured Courthill and Baden Powell school catchments, and offered with no forward chain lies this character three-bedroom detached family home. This wonderful property offers well-proportioned living accommodation and features to include picture rails, open working original fireplace, and original parquet flooring to the ground floor.

EPC: 65 Council Tax Band: D Guide Price: £500,000 Freehold





AI Lounge



AI Dining Room



AI Master Bedroom



AI Bedroom 2



Key Features

- CHARACTER DETACHED FAMILY HOME
- ENTRANCE HALLWAY & GROUND FLOOR CLOAKROOM
- ORIGINAL PARQUET FLOORING TO THE GROUND FLOOR (UNDER CARPETS)
- SOUTH FACING LOUNGE WITH BAY WINDOW
- SEPARATE DINING ROOM WITH FEATURE OPEN WORKING FIREPLACE
- THREE BEDROOMS
- LARGE FAMILY BATHROOM
- GENEROUS SIZE REAR GARDEN
- OFF ROAD PARKING & DETACHED GARAGE
- POPULAR & CONVENIENT LOCATION/WITHIN FAVOURED SCHOOL CATCHMENTS

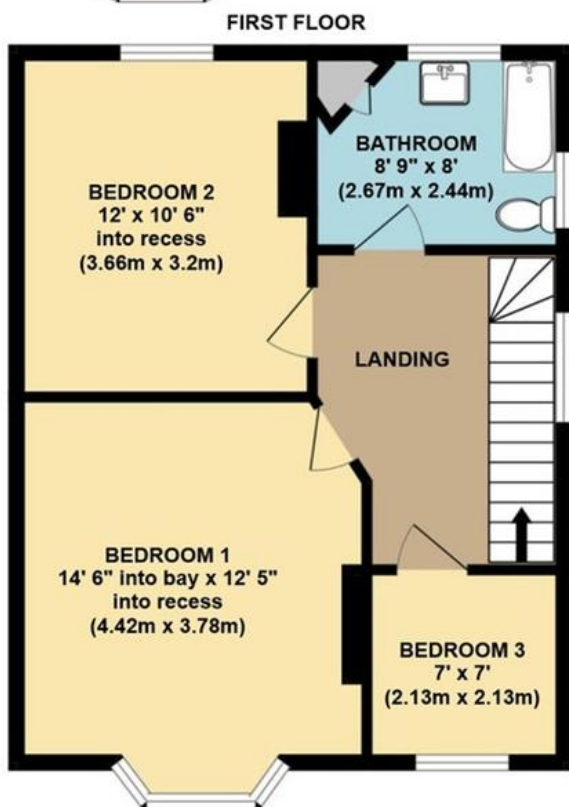
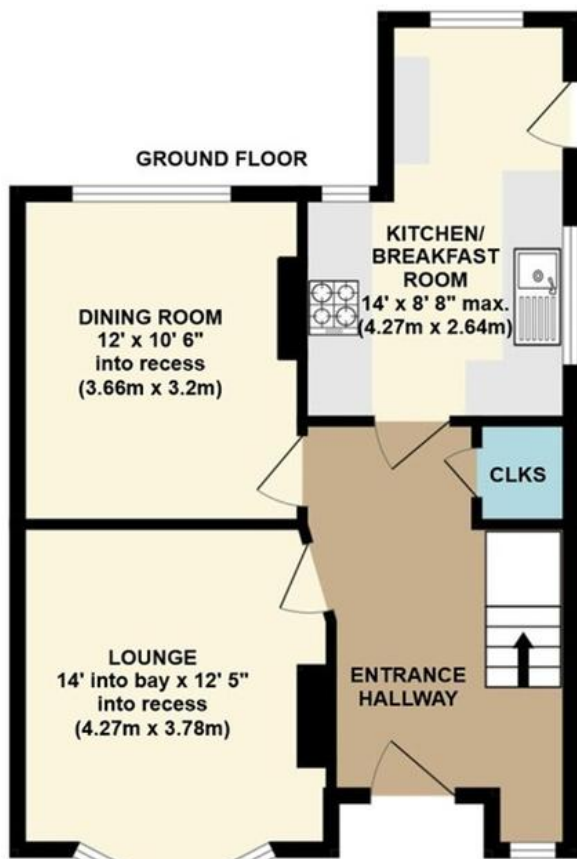
The Property

Upon entering you are greeted by a spacious welcoming entrance hallway benefiting from a ground floor cloakroom and doors then lead off to the front lounge. This room enjoys a light, bright and airy southerly aspect with a bay window, picture rails and shelving built into the recess. The separate dining room has an open working original feature fireplace and offers plenty of space whilst overlooking the rear garden, and there is the potential to create a thorough lounge/dining room if required. The roomy dual aspect kitchen/breakfast room has ample storage units and drawers, a door leading to the front and rear garden, and a breakfast bar peninsular or space for a small table and chairs. Note: There is the potential to extend to the rear to create an open plan living space for example - subject to the usual consents. Upstairs there are three bedrooms to

include two doubles and a single all serviced by a generous size family bathroom.

To the front a driveway provides off road parking but we feel that this could be opened up to create additional parking if required. A gate then leads down to side and into the rear garden and up to the detached garage with an up and over door. The large family rear garden is enclosed by close boarded fencing and initially there is a patio area and the rest is laid to lawn with a small decking area to one side.

The house is situated in the favoured Courthill and Baden Powell school catchments and within the heart of Lower Parkstone a short walk away from Penn Hill with its restaurants, bars, amenities, and excellent bus services are close by. Branksome with its main line London Railway station is approximately a quarter of a mile away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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