



Cassel Avenue | Alum Chine | Poole | BH13 6JD

Offers In The Region Of £1,100,000



**QSALES &
LETTINGS**

Cassel Avenue | Alum Chine Poole | BH13 6JD Offers In The Region Of £1,100,000

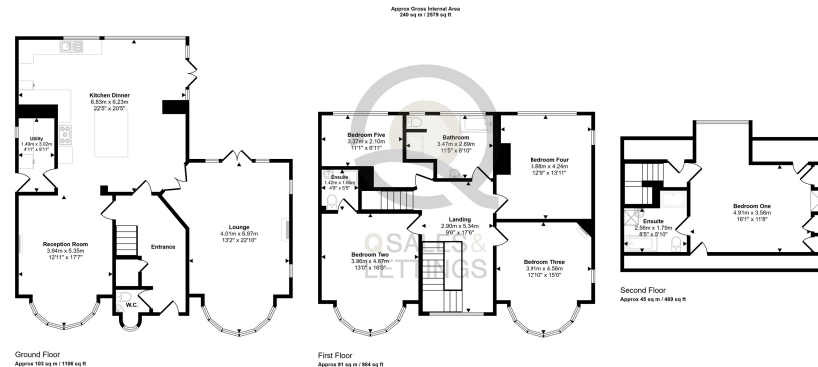
Set across three generous floors, this impressive home offers spacious and versatile accommodation, perfectly suited to growing families and those seeking flexible living space. The ground floor features a spacious open plan kitchen/dining area, ideal for both everyday family life and entertaining. There are also two separate reception rooms, including a bright and spacious main lounge with French doors opening onto the sunny rear garden. A separate utility room and downstairs WC add further convenience.

Externally, the property benefits from a sunny rear garden, ample off road parking to the front, and excellent access to both sides of the property. One side offers double gated access, providing additional parking or storage

- Substantial five double bedroom detached family home arranged over three spacious floors
- Spacious open plan kitchen/dining room, ideal for family living and entertaining
- Separate utility room and downstairs WC for added convenience
- Highly sought after BH13 location, just a short three minute walk from the beach
- Two separate reception rooms, including a bright main lounge with French doors opening onto the garden
- Impressive principal suite occupying the entire second floor with spacious ensuite bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	46		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



The Diagrams are for illustrative purposes and do not include measurements of walls, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Scale of floor plans such as bathroom fixtures are representative only and may not match the suppliers. Based on the Building Regulations 2010.

01202 283654
Jamie@qsaleslettings.co.uk
<https://www.qsaleslettings.co.uk/>