

22 Gleneagles Avenue

Lower Parkstone

Poole, Dorset

BH14 9LJ





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Poole, Dorset  
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*Offers in the region of £875,000*

Nestled on Gleneagles Avenue only moments away from Parkstone Golf Course this extremely well positioned detached house is a true gem waiting to be discovered. Boasting an impressive 5 double bedrooms and a south westerly facing garden, this property offers plenty of space and light for the family to be comfortable in. With huge potential to extend (STPP) we highly recommend viewing to truly appreciate the potential this home has to offer.

## *Summary of Accommodation*

Vendor suited

South westerly facing garden

Huge scope to extend (STPP)

5 double bedroom detached house

Generous driveway providing ample off-street parking

Highly desirable street with excellent school catchment

Viewing is a must to truly appreciate the potential this home has to offer

Open house event scheduled for 7th/8th February by appointment only







A beautifully presented detached family home, positioned on a fantastic plot and situated in one of the areas most sought-after roads in Lower Parkstone within walking distance to Parkstone Golf Course.

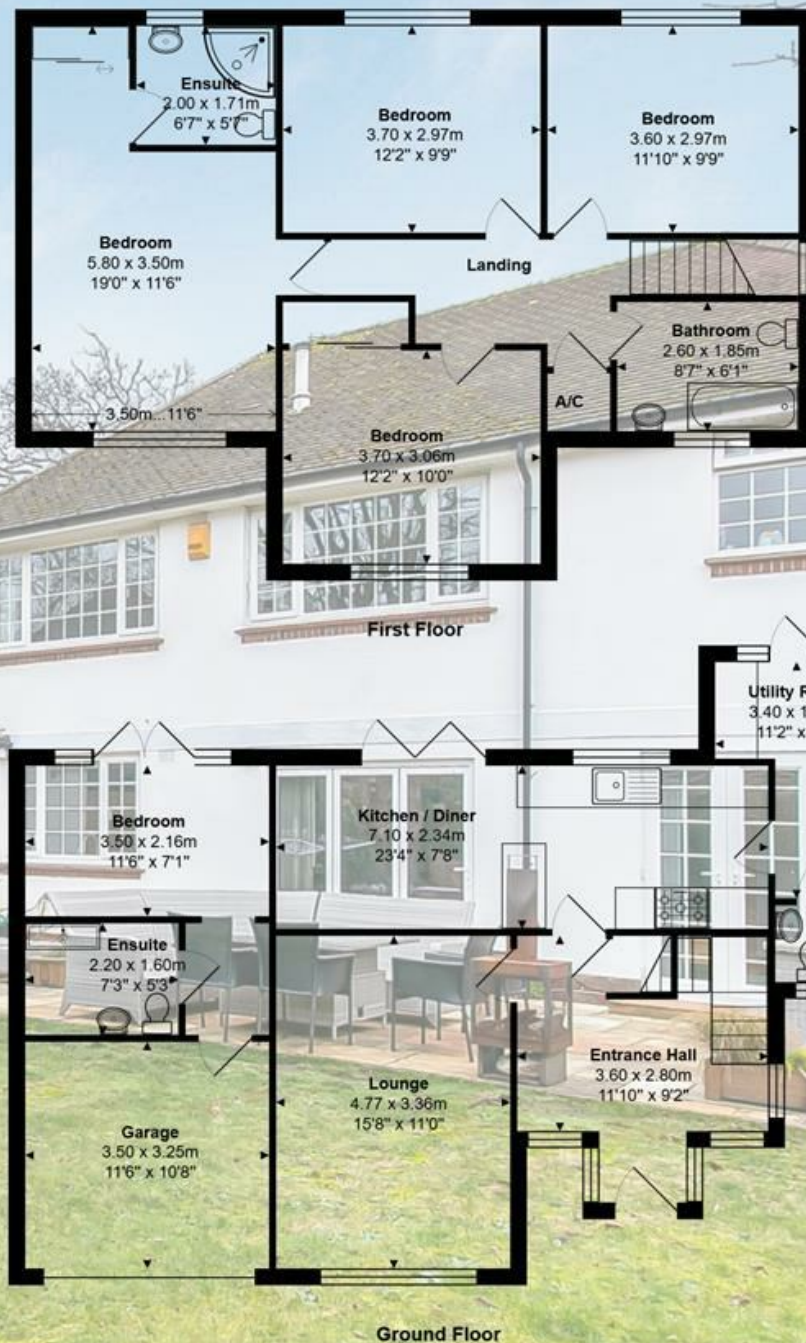
The current owners extended and adapted the property in 2005 and now comprises four double bedrooms with two bathrooms on the first floor. Downstairs there is a spacious entrance hallway, sizeable front lounge, newly fitted 24ft kitchen/diner with bi folding doors onto the garden, utility room, cloakroom, bedroom five with wet room and access into the garage (this area could easily be further converted into a self-contained area for an elderly relative).



Externally the property offers ample off-road parking with gated side access leading to the landscaped south westerly facing rear garden that is enclosed on all sides and is mainly laid to lawn with a Indian sandstone patio area that is ideal for outdoor dining and entertaining.

The property has a bright and airy feel with rooms offering large windows. Further features include fitted wardrobes to bedrooms one and two, underfloor heating in the kitchen and a large part boarded loft space. Internal viewing is highly advised to appreciate the accommodation on offer.





## Lloyds Property Group

PROPERTY NAME

22 Gleneagles Avenue

LOCATION

BH14 9LJ

TOTAL FLOOR AREA

1598.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3588

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*