35 Caledon Road, Lower Parkstone, Poole BH14 9NL

£895,000 Freehold

EST. 1977
KEY DRUMMOND
ESTATE AGENTS

***SOLD OFF MARKET** A well presented four bedroom family home situated within a short distance of Penn Hill. The property boasts spacious accommodation, a sunny rear garden and garden office.**

- SOLD OFF MARKET
- DETACHED FAMILY HOME
- FOUR BEDROOM PROPERTY
- IMPRESSIVE GARDEN OFFICE

Penn Hill

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy stunning views of the Isle of Wight and Purbeck Hills.

Penn Hill Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops, and set in the catchment of Courthill and Baden Powell schools.

The Bournemouth Wessex Way is nearby and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main trainlines from either Poole, Parkstone or Branksome Station which connect from Weymouth to London Waterloo via The South West train service.

Key Drummond
Tel: 01202 700771
canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements
These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
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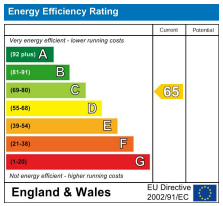
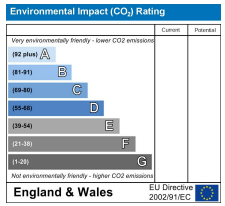
- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.