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Eastlake Avenue, Poole

Offers In The Region Of £425,000



Nestled in a tranquil cul-de-sac on Eastlake Avenue, Poole, this charming house offers a perfect blend of comfort and versatility. With three spacious reception rooms, this property is ideal for both family living and entertaining guests. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere.

The standout feature of this property is the converted double garage, which has been transformed into a huge space of c18ft x 25ft which could be used as a family room/games room or a home office/studio. This flexible space can be tailored to suit your needs, whether you require a creative workspace or a comfortable area for family gatherings. The converted garage benefits from natural light that flows through the two large double-glazed windows and bi-fold doors that lead out into the sunny, tranquil garden area.

The house boasts three good sized bedrooms, two of which have fitted wardrobes, providing ample space for relaxation and privacy. The upstairs family bathroom is modern and benefits from both a bath and a walk-in shower.

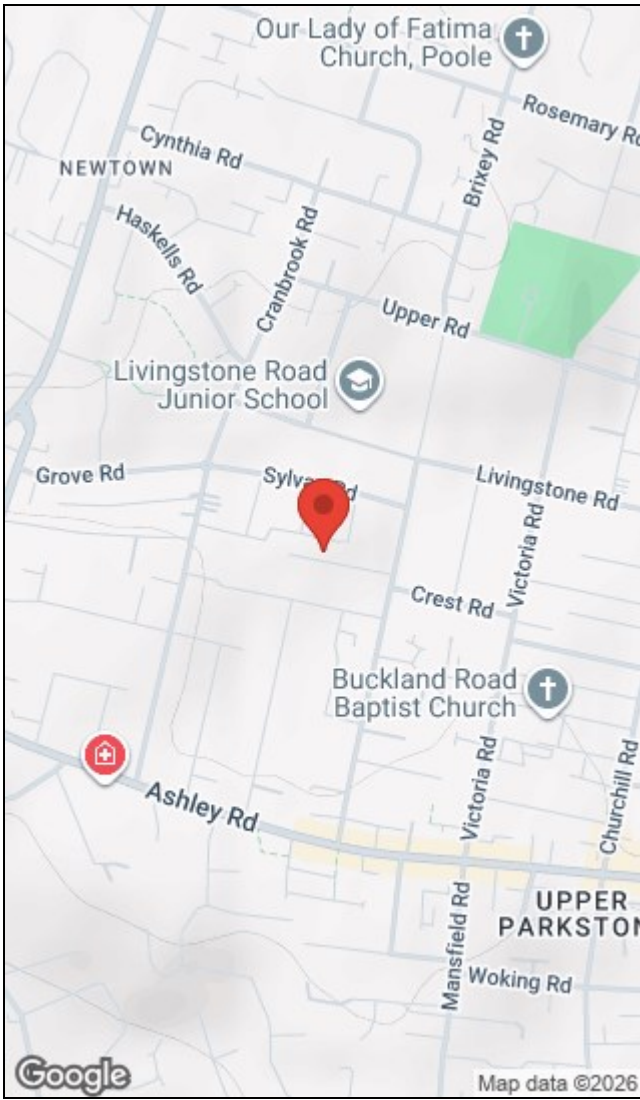
Additionally, the property offers off-road parking and there is unlimited off-street parking, a valuable asset in this desirable location. The peaceful surroundings of the cul-de-sac provide a safe environment for children to play and for residents to enjoy a sense of community.

The property is just a short walk from the pretty and thriving village of Ashley Cross which offers a great selection of local restaurants and bars. The village of Westbourne is a 10 min drive away, here you can enjoy shopping in independant shops and artisan coffee houses. If it is the beaches that you enjoy then it is just a 15minute drive to Branksome & Sandbank beaches with their 7 mile stretch of sandy beaches and the 5 minute Sandbanks ferry to the Purbecks.









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
58		76	58		76
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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