



ATHERTONS
ESTATE & LETTING AGENTS

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EST. 1985

37 Alder Road, Parkstone, Poole, BH12 2AA

Guide Price **£275,000**



37 Alder Road

Parkstone, Poole

A charming and well-presented terraced family home, superbly located within easy walking distance of Branksome Train Station and local amenities. This inviting property offers a bright bay-fronted lounge, a separate dining room ideal for entertaining, and a modern fitted kitchen designed for everyday living.

On the first floor are two bedrooms and a generous family bathroom, creating a comfortable and relaxing living environment. Outside, the property truly shines with a sizeable rear garden featuring a large hardstanding terrace, steps leading down to a private lawned area and a useful garden shed.

Additional benefits include double glazing, gas central heating, on-road parking and the added advantage of no forward chain, making this an excellent opportunity for first-time buyers, downsizers or investors alike.



Parkstone is a vibrant and diverse suburb of Poole, Dorset, known for its characterful neighbourhoods, excellent amenities, and proximity to the coast.

Parkstone is well-connected, with Parkstone railway station providing direct links to Bournemouth, Southampton, and London Waterloo. Major roads such as the A35 and A3049 offer easy access to nearby towns and attractions, including the award-winning beaches at Sandbanks and the tranquil waters of Poole Harbour.

The suburb features a mix of Victorian and Edwardian homes, modern flats, and spacious family houses set among tree-lined streets and green open spaces. Reputable schools, including Parkstone Grammar School, add to the area's appeal for families.

With a strong sense of community, beautiful surroundings, and a dynamic local culture, Parkstone offers a balanced lifestyle where coastal charm meets urban convenience.

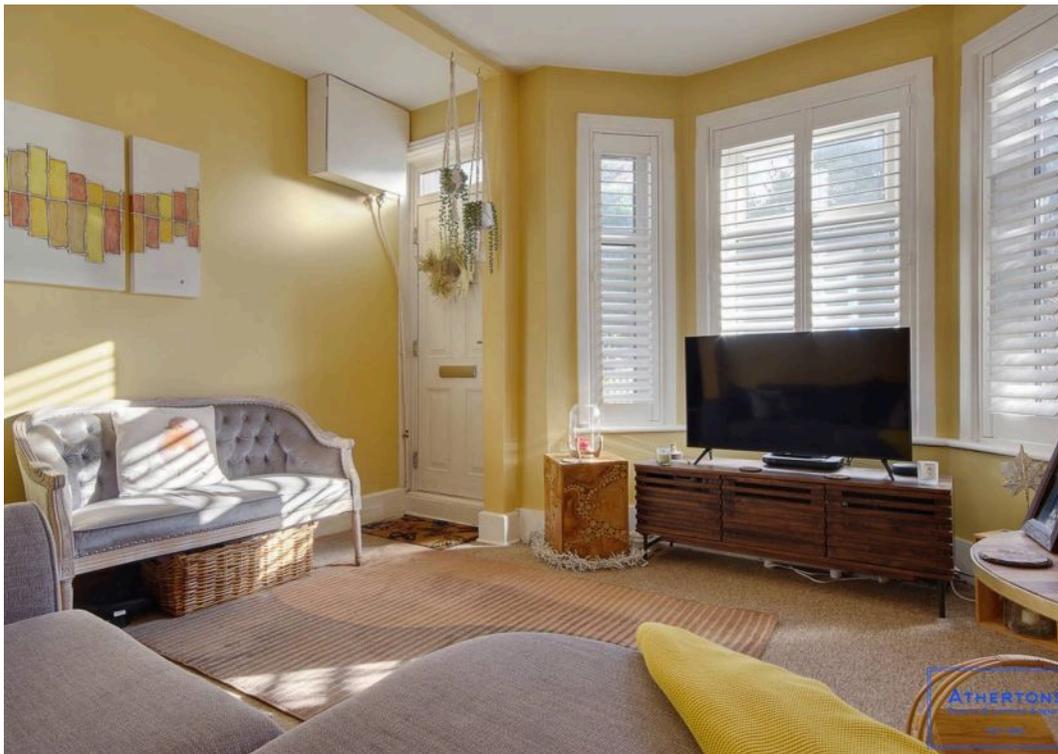
Council Tax band: B

Tenure: Freehold

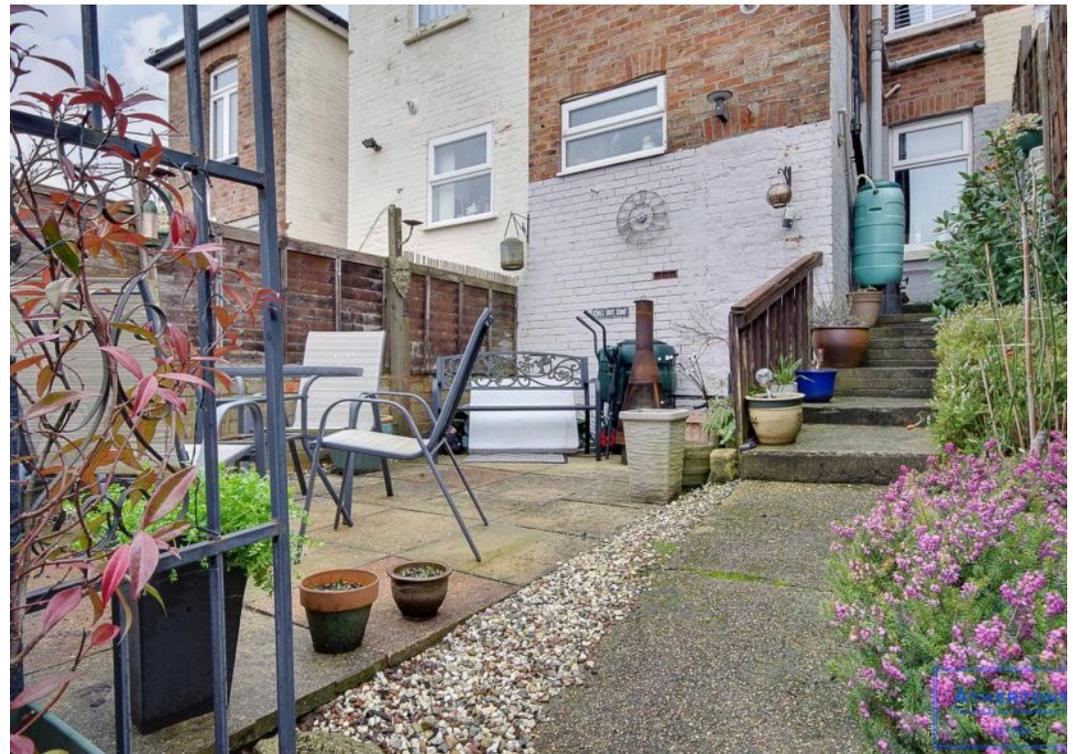
EPC Energy Efficiency Rating: D

- Wonderful Terraced Family Home
- Modern Kitchen
- Spacious Modern Bathroom
- Popular Location
- Lounge & Dining Room
- No Forward Chain









GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • poole@athertonsea.com • <http://www.athertonsestateagents.com>

