



HUNTERS[®]
HERE TO GET *you* THERE

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Eastlake Avenue, Poole

Asking Price £425,000

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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.

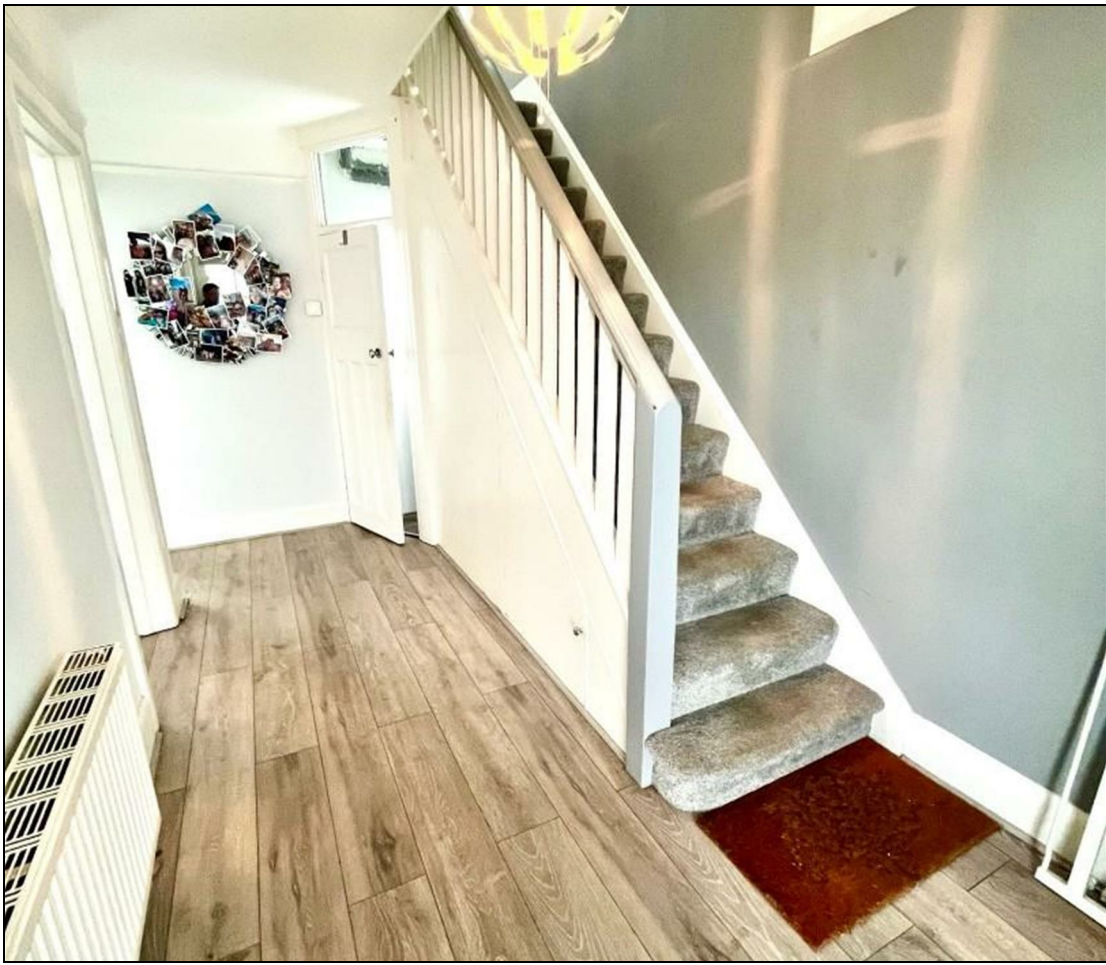
The house boasts three good sized bedrooms, two of which have fitted wardrobes, providing ample space for relaxation and privacy. The upstairs family bathroom is modern and benefits from both a bath and a walk-in shower.

One of the standout features of this property is the converted garage, which has been transformed into a large family 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.

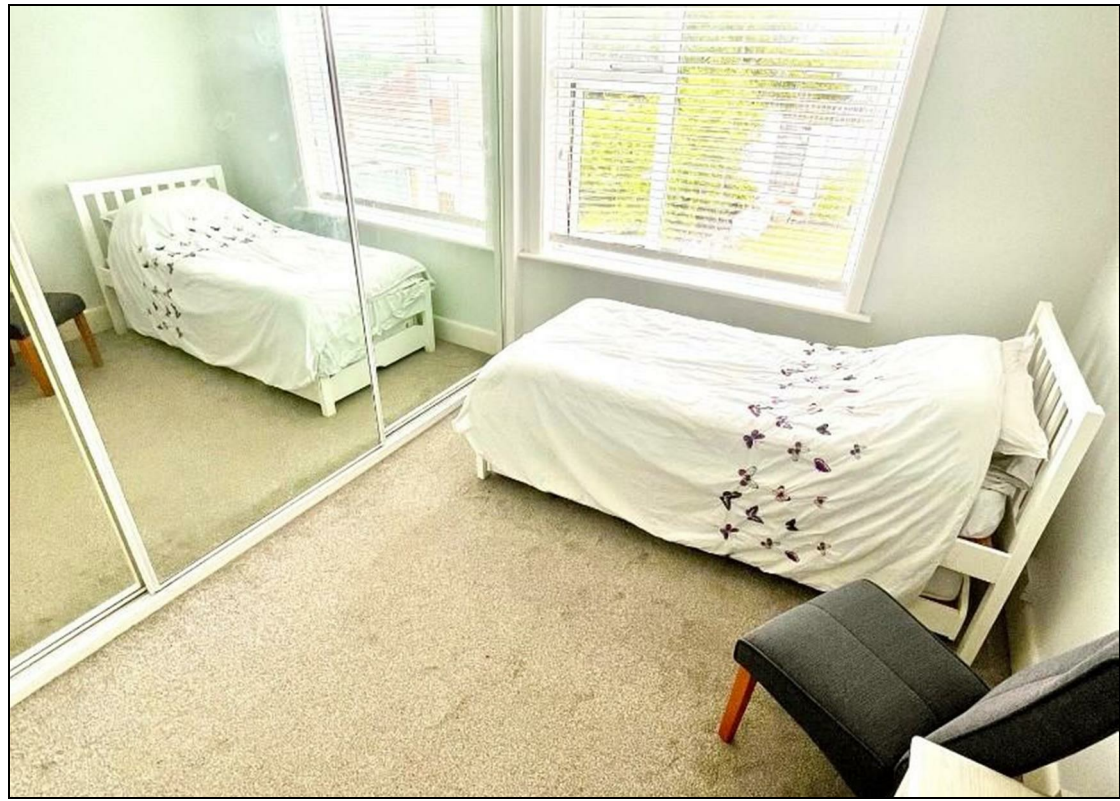
Additionally, the property offers off-road parking and there is unlimited off-street parking, a valuable asset in this desirable location. The peaceful surroundings of the cul-de-sac provide a safe environment for children to play and for residents to enjoy a sense of community.

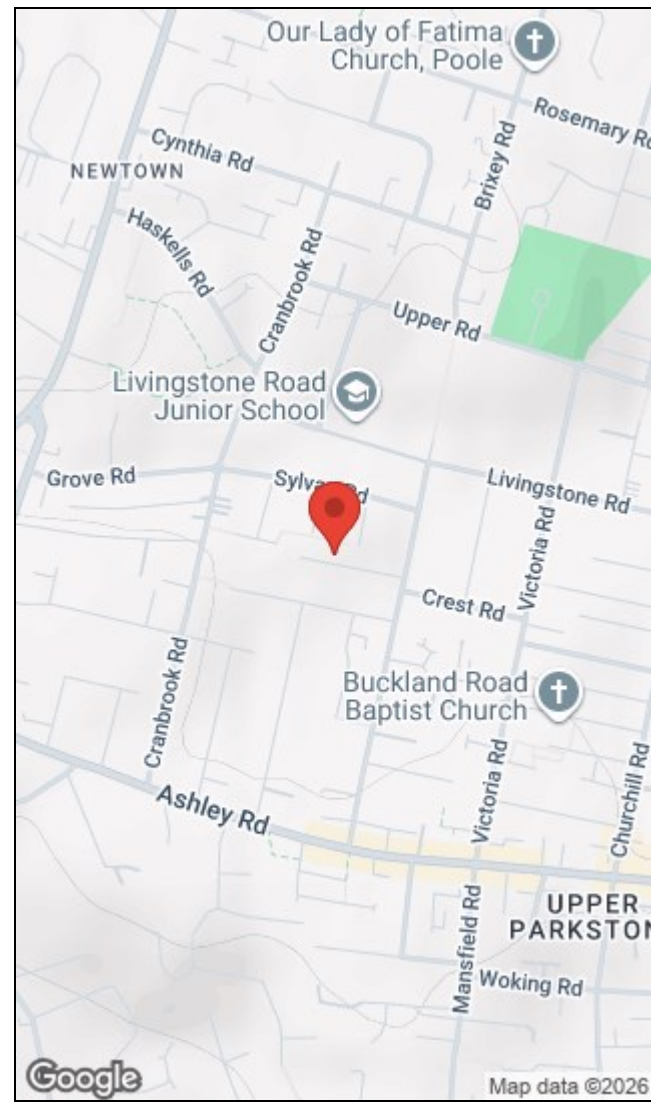
The property is just a short walk from the pretty and thriving village of Ashley Cross which offers a great selection of local restaurants and bars. The village of Westbourne is a 10 min drive away, here you can enjoy shopping in independent shops and artisan coffee houses. If it is the beaches that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

This delightful home in Poole is not just a place to live; it is a sanctuary that caters to modern family life while offering the potential for personalisation. With its excellent features and prime location, this property is sure to attract interest from those seeking a welcoming and functional family home.









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

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