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WHERE SERVICE COUNTS

**33 St Osmunds Road, Lower Parkstone,
Poole, Dorset, BH14 9JT**

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FREEHOLD PRICE £700,000

A spacious 3 double bedroom, detached chalet bungalow, set in a highly sought after location in Lower Parkstone. The home offers huge potential for updating and modernising, however, is presented neat and tidy and has been dearly loved by the current owners. The bungalow has a certain charm with many character original features and is set on a secluded plot, with a good size front garden, detached garage, driveway with parking and enclosed level rear garden. Further offering a generous entrance hall, dual aspect lounge, kitchen and first floor bedroom with excellent eaves storage.

- 3 double bedroom detached chalet bungalow
- Huge potential for modernisation and updating
- Porch with feature original oak front door leading to a generous entrance hall
- Dual aspect lounge with doors to garden
- Kitchen fitted in a range of wood effect units with work tops over and integrated oven, hob, extractor and space for washing machine and fridge/freezer
- Spacious ground floor master bedroom with fitted wardrobes
- Bedroom 2/dining room with door out to the garden
- First floor bedroom, with fitted wardrobes
- First floor eaves storage (potential for conversion)
- Ground floor bathroom, separate wc and first floor wc
- Gas central heating and double glazing
- Detached garage with power and light
- Private enclosed rear garden with patio, area of lawn, wooden summer house and greenhouse
- Block paved driveway with off road parking for 3 cars
- Front garden secluded from the road

Conveniently located, St Osmunds Road is a delightful, leafy, residential setting approximately three quarters of a mile from Ashley Cross with its excellent range of independent shops, restaurants and bars as well as the mainline railway station. The superb Parkstone Golf Club is just 350 yards away. Poole Town Centre is just over 2 miles away and Bournemouth Town Centre is just over 3 miles away. The shops at Penn Hill are less than 1 mile away as are those at Lilliput Village and the sandy bathing beaches that the area is famous for are less than 2 miles away.

COUNCIL TAX BAND: E

EPC RATE: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





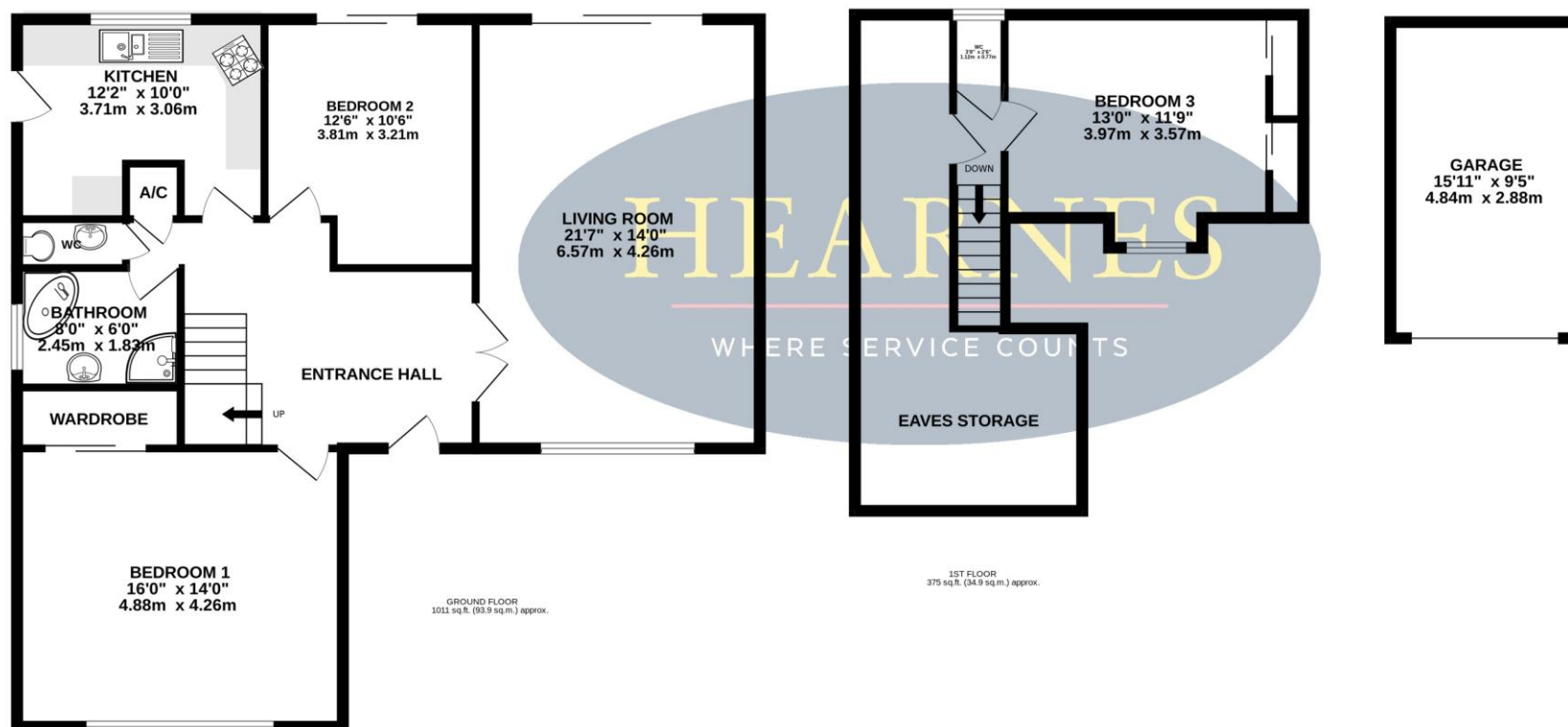
OUTBUILDING
150 sq.ft. (13.9 sq.m.) approx.

INCLUDING OUTBUILDING AND EAVES STORAGE

TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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