



**HEARNES**

WHERE SERVICE COUNTS

**20 Alverton Avenue, Poole,  
Dorset, BH15 2QG**



# 20 Alverton Avenue, Poole, Dorset, BH15 2QG

## FREEHOLD PRICE £650,000

An incredibly charming and practical 1920's 4 bedroom detached house less than 200 yards from the entrance of Poole Park. This art deco styled home blends traditional features with more modern styling and has an 'uplifting vibe'. With splashes of colour and colourful wallpapers, this home comprises of a large lounge with feature open fire and bay window, stunning fully fitted kitchen/dining room with access to the rear garden, family bathroom and ensuite shower room in master bedroom. The property has 4 bedrooms on the first floor, with an en suite shower room and stairs to a \*loft room. The rear garden is very private and functional offering a patio seating area with an additional raised lawn, outside shower and summer house currently used as a bar. In addition, there is a front driveway for a minimum of 2 vehicles with also plenty of permit on road parking. This property has been a loved family home for 7 years and the vendors are suited locally!

- A super charming 4 bedroom 1920's detached house with additional loft room positioned less than 200 yards from Poole Park
- Generous lounge with open fireplace and square bay window
- Stripped Oak floors on the ground floor
- Beautiful kitchen opening to a dining area with larder and French doors to the rear garden. Kitchen is fitted in a range of green matte units with Corian stone worktops over, dishwasher, Deluxe Rangemaster double oven with extractor above, space for double fridge/freezer and central island with solid oak worktop used as breakfast bar
- Character features to include wooden flooring, picture rails, fireplaces, painted original doors with art deco style handles
- Art deco style bathroom to include bath with shower above, wash handbasin with vanity unit below and wc
- Master bedroom with fitted wardrobes and ensuite shower room
- Recently fitted shower room with contrasting gold trim
- Very functional and private rear garden to include patio seating space, raised lawn, approx. 2 year old insulated summer house currently used as bar, outside shower and sheltered storage area
- Gas central heating throughout with boiler installed very recently and double glazing throughout (except front bay window in lounge)
- Vendor is suited locally!

Location location location! The property is in a tucked away in a quiet road, and still only 200 yards from Poole Park, less than half a mile from Ashley Cross and less than a mile from Poole Town Centre offering the Dolphin Shopping Centre and Poole Train/Bus station. Poole Quay and Harbour are close by with the beach and sea at Sandbanks, within 2.5 miles.

\*NB loft room does not comply with current building regs for a bedroom

COUNCIL TAX BAND: D

EPC RATE: E





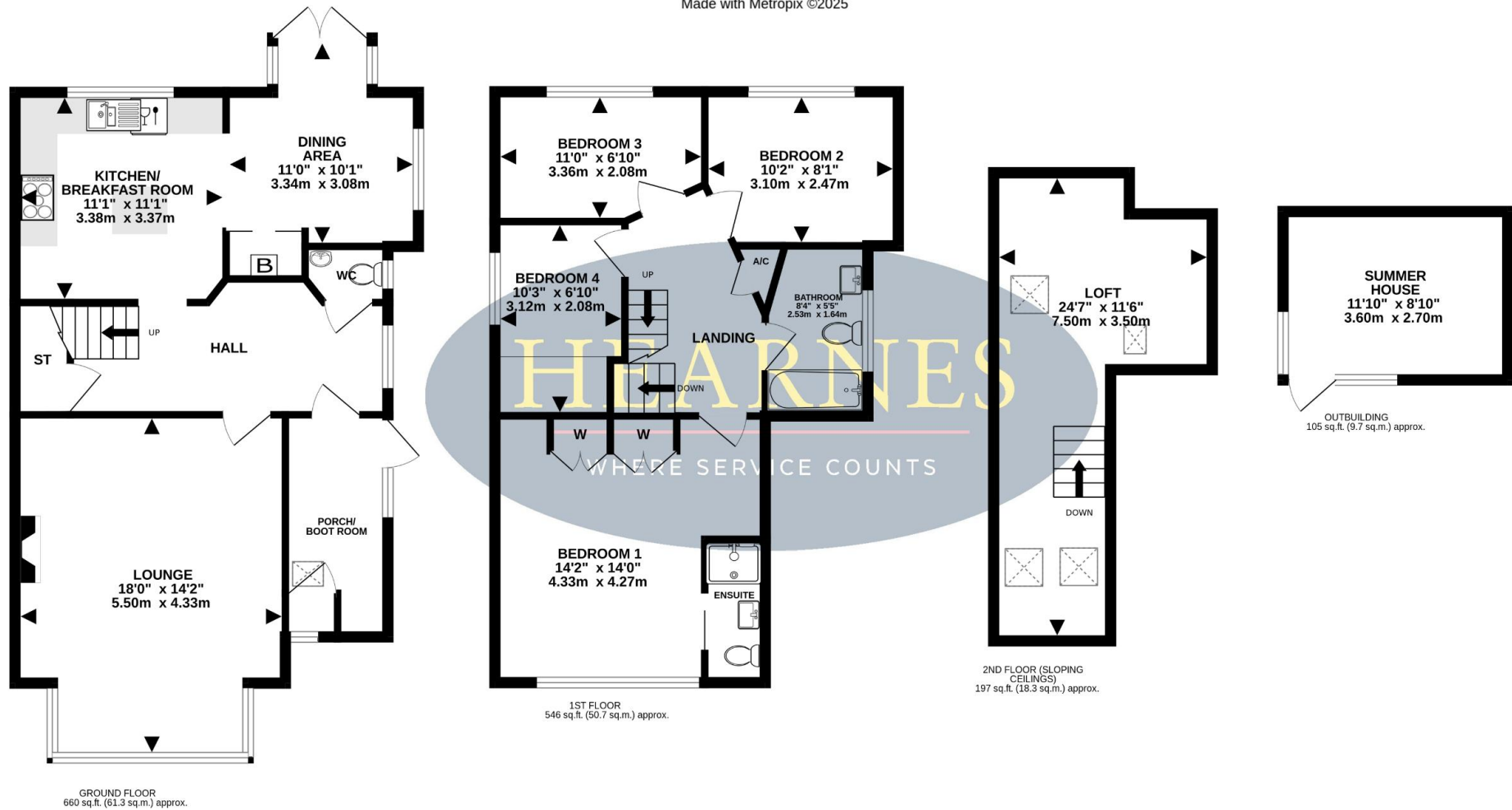




# INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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