

PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT
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12 LESLIE ROAD, POOLE, DORSET, BH14 8DN



OFFERS IN EXCESS
£ 6 0 0 , 0 0 0

3 Double bedrooms

Modern fitted kitchen
leading to open plan
living space

100ft garden

Garage

Walking distance to
Whitecliff park

External office/games
room

Planning permission for
loft conversion

Separate living room and
study

Band D: £1465.00

Freehold

ABOUT THIS PROPERTY

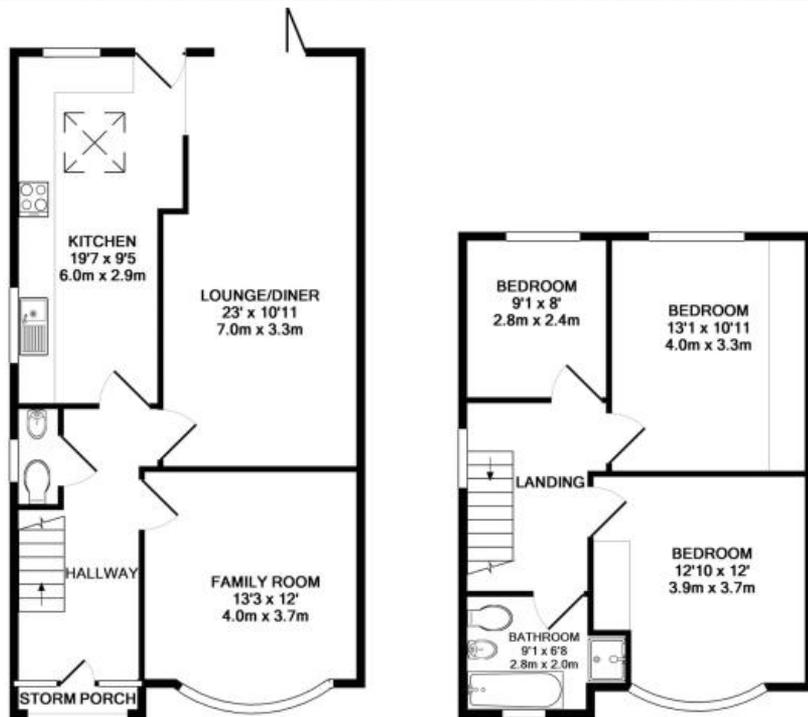
A delightful and well presented three-bedroom detached house boasting a 100ft foot garden, extended kitchen breakfast room, separate lounge and external games room/office with a separate garage. This family home is located in a quiet cul-de-sac location within easy reach of Ashley Cross and Whitecliff park as well as being in the school catchment for both Lilliput and Baden Powell. The property is offered with no forward chain.

This well proportioned home has an inviting entrance hall with a cosy living room and cloakroom. The kitchen breakfast room has been extended by the current owners, boasting a modern fitted kitchen which overlooks the rear garden and in turn opens into the dining room/family room, enjoying direct access onto the garden via bi-fold doors. Upstairs, are three bedrooms two with fitted wardrobes and a family bathroom. Outside, the large south-facing garden extends to approximately 100ft feet. Directly outside the kitchen is a sheltered patio area, with a small picket fence dividing this entertaining area from the remainder of the garden which is laid to lawn. Midway is a large purpose-built office/games room, which provides an ideal area for those that work from home and have teenage children or a hobby. Beyond that is a secluded additional area of lawn. To the front of the property is a tarmac driveway which provides off-road parking for several cars and in turn leads to a detached garage. The current owners have gained planning consent for a loft conversion which would create a 4th bedroom.

LOCATION

Located in a prime position in the heart of Whitecliff, just off Sandbanks Road, but within 20m of local bus routes, a convenience store, butchers, Cafe and hardware store. The village of Ashley Cross is approximately a 10 minute walk with its pretty central green and selection of restaurants and bars. From here, Parkstone station offers a direct link to London Waterloo in under two hours. Whitecliff Park and Baden Powell school are within an easy walk, and the sandy beaches of Sandbanks are only a few miles away.





GROUND FLOOR
APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 488 SQ.FT. (45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		77
(39 to 54) E		64
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		

England, Wales & N.Ireland EU Directive 2002/91/EC

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