

**10 Crest Road, Parkstone, Poole,  
Dorset, BH12 3DR**



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# 10 Crest Road, Parkstone, Poole, Dorset, BH12 3DR

## FREEHOLD GUIDE PRICE £400,000 - £415,000

A substantial and most attractive 3 bedroom detached house with 3 reception rooms, large kitchen, driveway providing off road parking for 2 cars and a large 60 foot rear garden. The property benefits from multifunctional reception spaces with a cosy front lounge with open fire, a sizeable dining room open plan to the kitchen, which has stairs down to a large games room with doors to the garden. The property is well presented and benefits further from gas heating via radiators, double glazing, natural tone décor, attractive bay windows, picture rails, carved skirting boards and a turned spindle banister and balustrade.

- An attractive and characterful 3 bedroom detached home
- 3 versatile reception spaces offering flexible living consisting of a bright front lounge with open fire, a large kitchen dining room great for entertaining, with stairs leading down to a sizeable games/garden room
- A fabulous 60" long rear private garden with large shed
- Spacious bathroom offering shower over bath, basin and wc
- Driveway for 2 cars, gas central heating, double glazing
- Many character features and well presented throughout
- Vendors are suited so can accommodate a quick sale!

Crest Road is an extremely convenient location, set just over 400m from the range of shops and restaurants in Ashley Road, just 800m to Waitrose. Poole Town Centre is just over 2 miles away and offers a wide range of shops, restaurants and bars and the famous Poole Quay. Poole Park is less than 1.5 miles away with a popular boating lake, crazy golf, tennis courts, pitch and putt, cycle track, miniature train ride plus much more. Bournemouth town centre is under 3.5 miles away, Ashley Cross is within 1 mile and Westbourne is 2 miles away.

COUNCIL TAX BAND: C

EPC RATE: D

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

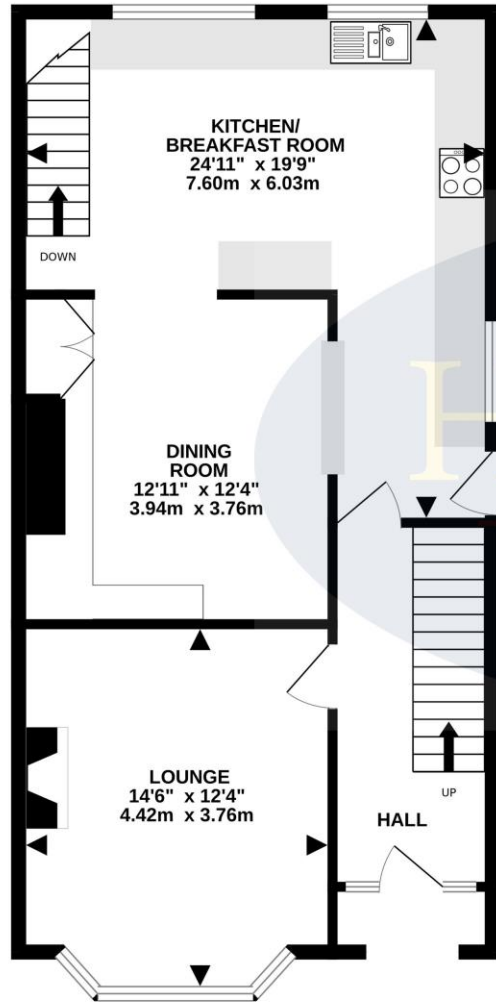




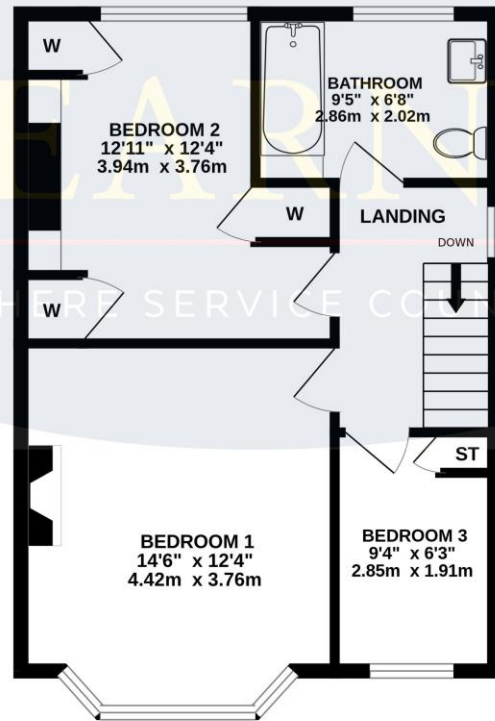
TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

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.

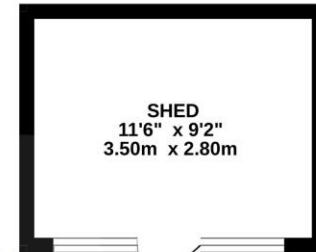
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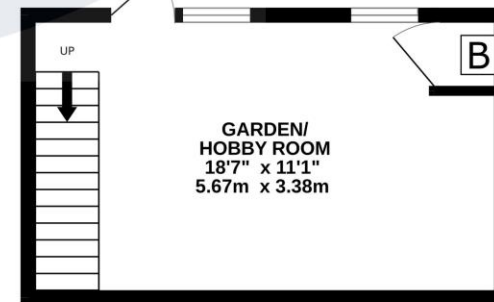
GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



LOCATED IN REAR GARDEN  
105 sq.ft. (9.8 sq.m.) approx.



BASEMENT  
206 sq.ft. (19.2 sq.m.) approx.





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