

Charmouth Grove,
Ashley Cross BH14 0LP

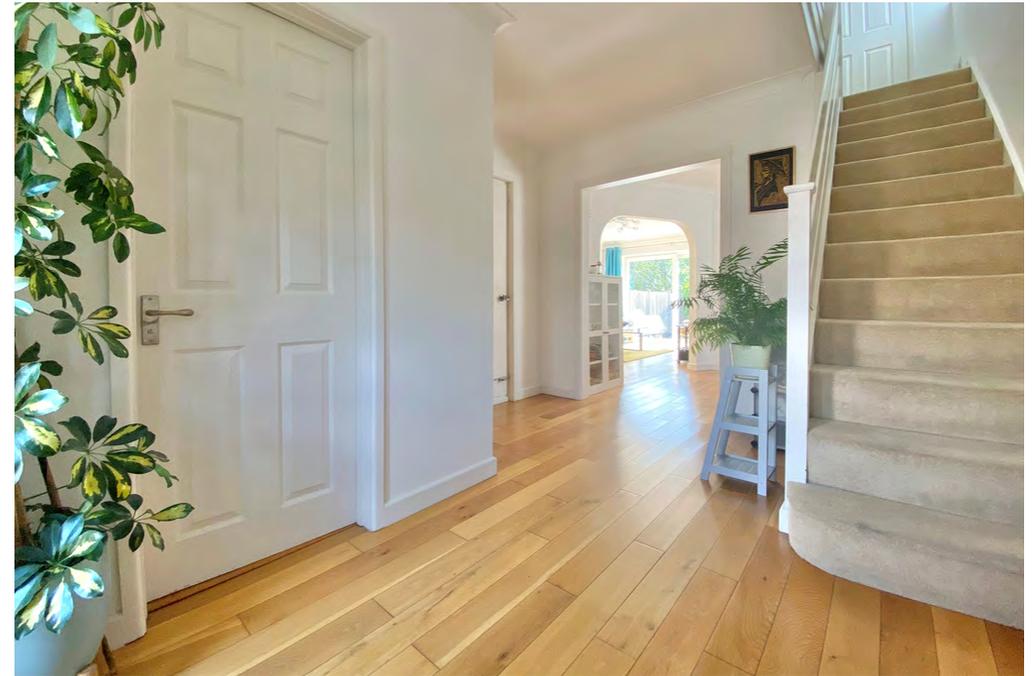
£610,000 Freehold





Property Summary

A rare opportunity to acquire a modern detached four-bedroom property, set on a quiet road in central Ashley Cross moments from local amenities. This well presented home enjoys light and bright accommodation throughout and benefits from an ensuite shower room to the principal bedroom, flexible reception areas and a private enclosed rear garden. There is further potential to create an additional reception in the integral garage, and we feel this home would be ideal for either a young family or retirees and early downsizers wanting a low maintenance home with an incredibly convenient address.



Key Features

- Large entrance hallway with cloakroom
- Living room opening to the rear garden
- Dining area adjacent to the kitchen
- Modern fitted kitchen overlooking the garden
- Principal bedroom with en-suite
- Three further bedrooms
- Large family bathroom
- Private rear garden
- Garage and generous side storage shed
- Plentiful off street parking for several vehicles



About the Property

On entering the property there is an immediate sense of space and light in the large hallway. There is a cloakroom from the hallway and a courtesy door which gives internal access from the house to the integral garage. The hallway leads through to the dining area which is open plan to the living room and the dining area has been sensibly positioned next to the kitchen. The living area has doors that open to the rear garden.

The kitchen is well fitted with a range of modern units and incorporates a recently added induction hob and oven. The boiler has also just been replaced and this is also located in the kitchen, and there is a useful courtesy door from the kitchen to the outside.

Upstairs, the generous landing has an airing cupboard and there is a loft hatch with a pull-down ladder to access the large roof space. The principal bedroom has a bank of fitted wardrobes and enjoys the benefit of its own en-suite shower room. There are three further bedrooms, and these are serviced by a family bathroom.

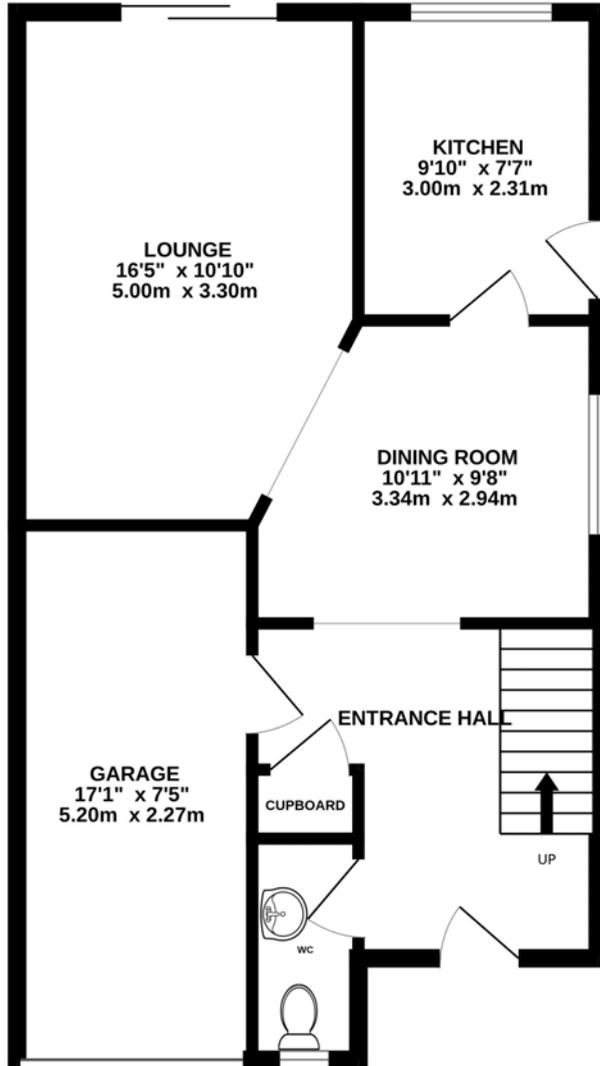
To the front of the property there is a large block-paved driveway that leads to the integral garage. To the rear of the integral garage there is a useful utility area. Gated side access leads to the enclosed rear garden which has a paved patio area adjacent to the house. The majority of the garden is laid to lawn with retaining fences and mature shrub planting. To the other side return of the property there is a covered storage that extends to the depth of the property – this is an ideal area for bikes, lawnmowers, or water sports equipment and it means the entirety of the garden space can be enjoyed without being interrupted by the visual presence of an outbuilding.

Tenure: Freehold

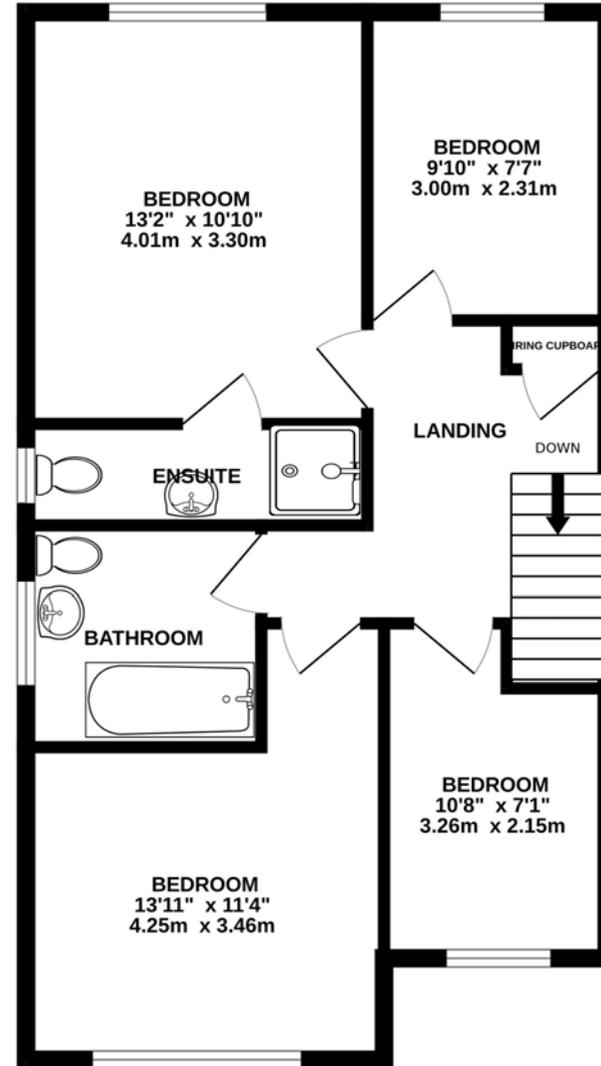
Council Tax Band: E



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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.



About the Location

Ashley Cross is a vibrant area of Poole, known for its picturesque green and interesting collection of specialist shops, boutiques, bars and bistros. Many of the roads fall within a conservation area, which has helped maintain the character and appearance of this popular location. Communications to the town centre at Poole are excellent and Ashley Cross enjoys its own railway station with direct links to Southampton and London.

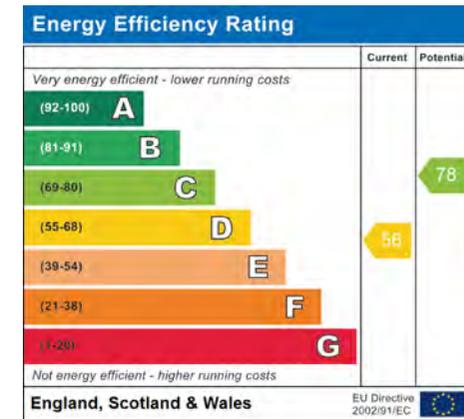
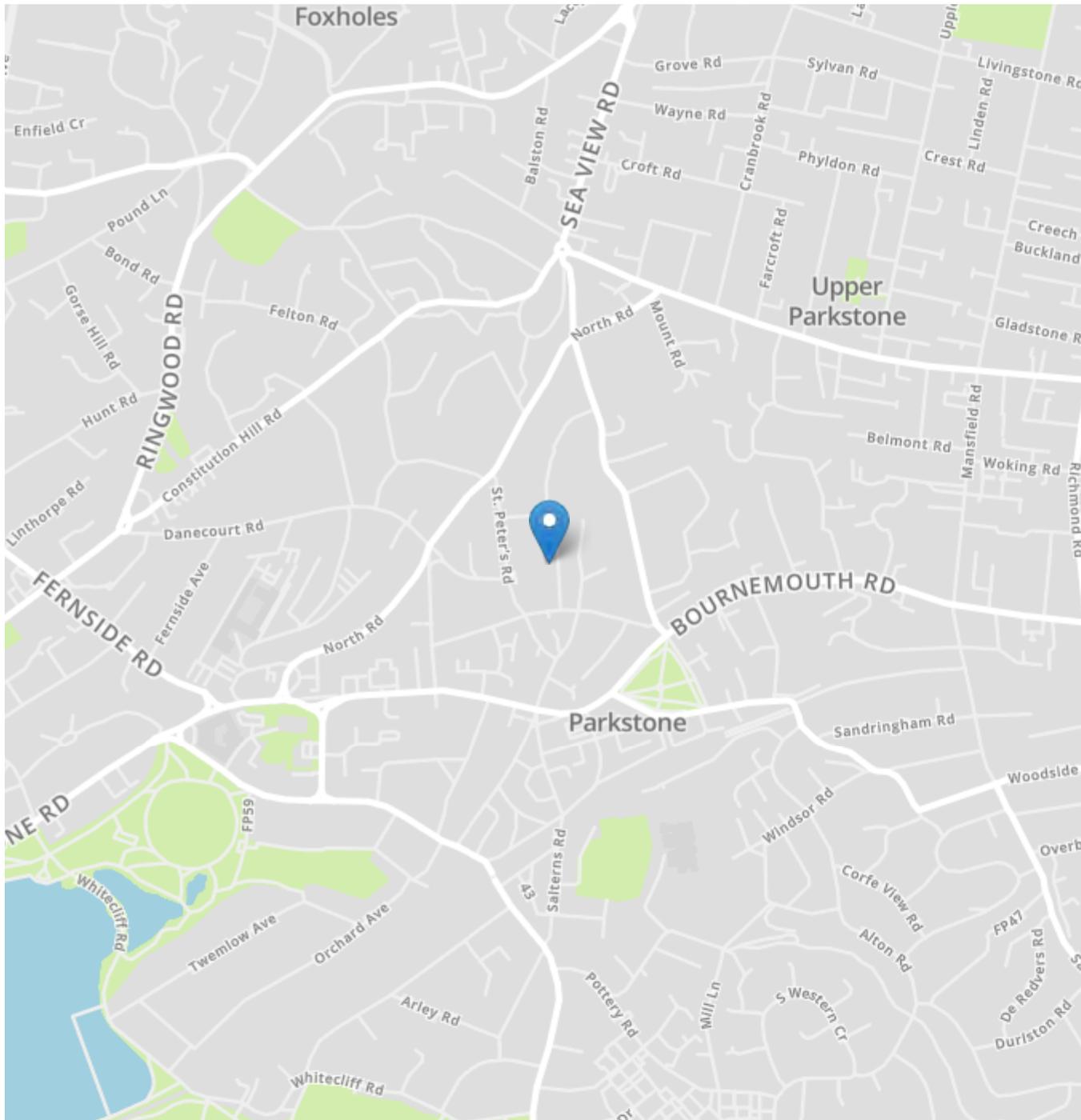


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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