

FOR SALE

25 Glen Road, Poole, Dorset BH14
OHF



PHILIPPA SOLE



£585,000

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Open plan lounge/dining room

Harbour glimpses

Planning permission to redesign and extend

Landscaped mature plot

Scope to personalize

Off road parking for 2 cars

3 double bedroom

Vendor suited

Council Tax Band D - £2147.75

Freehold

About this property

A rare opportunity to purchase a charming, 3 double bedroom, chalet bungalow. Situated in a quiet no through road with footpath down to the shops and train station at Ashley Cross. The property comes with planning permission to remodel and extend, however it has perfect proportions as is.

Glen Road is one of those best kept secrets in the area, a tucked away Cul-de-Sac location and yet walking distance to all local amenities. Offered for sale is The Squirrels, a charming and bright three double bedroom chalet bungalow positioned on a beautifully landscaped plot.

The present layout offers a spacious open plan lounge/dining room with large picture windows allowing light to flood in. The country cottage style kitchen with a handy breakfast bar, provides ample storage with access and views to the rear garden. Also on this level is a double bedroom/reception room with patio doors for direct garden access. The first floor has two double bedrooms both with storage and the principal enjoying far reaching views of the Purbeck Hills. These are both serviced by the family bathroom.

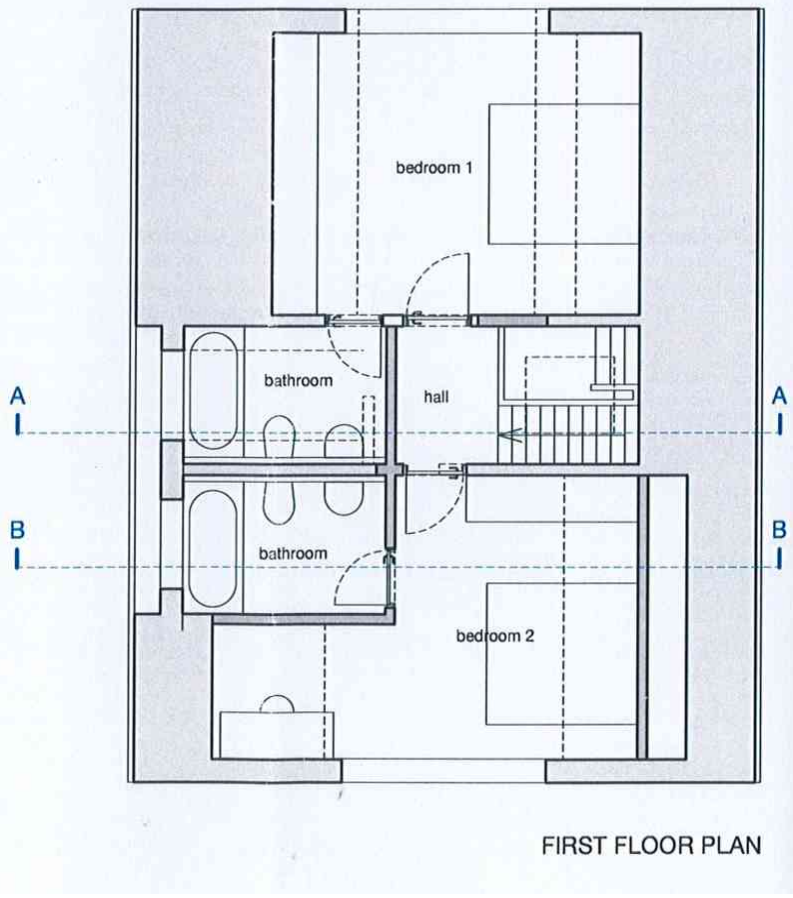
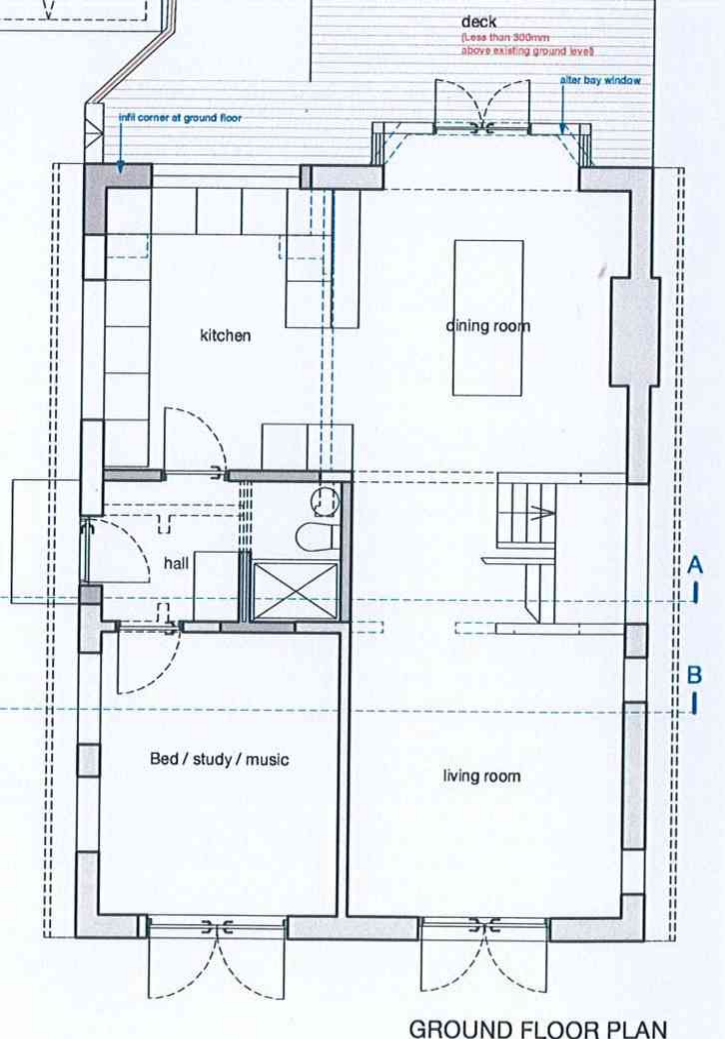
This is a garden that has been planted for the individual seasons. Gently tiered with various seating areas to enjoy the sun throughout the day. There is also a glass potting shed and summer chalet. The front garden, again thoughtfully landscaped, and has off road parking for 2 cars.

Worthy of note: The planning permission creates a large open-plan kitchen/dining/day room with direct access to the west facing front garden, providing many options for outdoors dining and sunbathing.

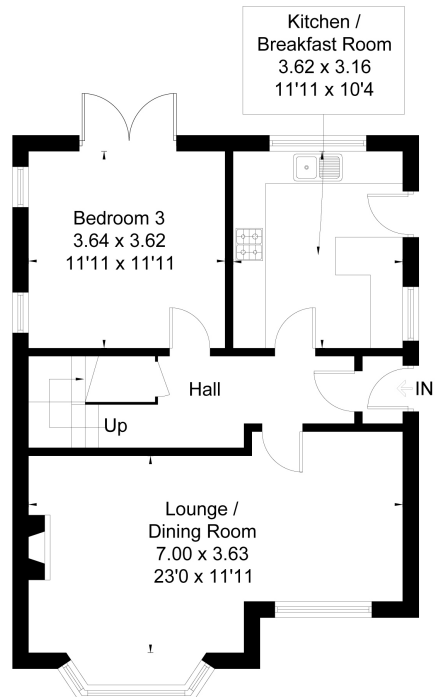
Location

On a highly sought after no through road, walking distance to Ashley Cross village with the bars, restaurants and artisan coffee shops also giving access to the train station at Parkstone with direct trains to London Waterloo in approx 2 hours. Located in Courthill Infant School, Baden Powell & St Peters Junior School and Poole High School catchment areas. Also, worthy of note is the distance to Bournemouth Airport which is just 8 miles away and convenient bus links to the towns of Bournemouth and Poole.

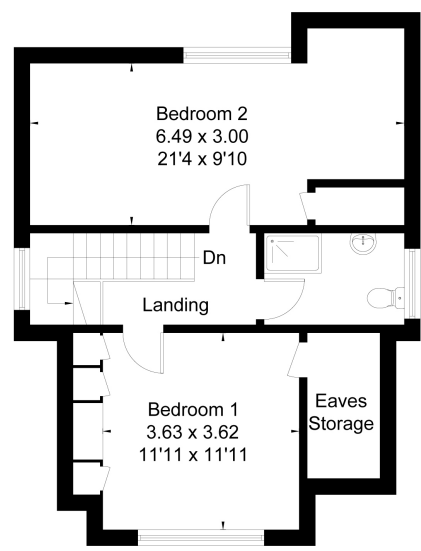




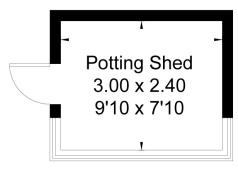
Approximate Floor Area = 117.9 sq m / 1269 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			77
			52
			77

EU Directive 2002/91/EC

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