

Parish Road, Poole BH15 2JF  
Offers in Excess of £600,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

With stunning views extending to Poole Harbour and a wonderful positioning on a private and quiet road moments from Poole Park, this detached four-bedroom home offers tremendous potential for buyers wanting spacious accommodation and a peaceful address within walking distance of all the amenities of Poole. The property has incredibly spacious accommodation with three reception rooms and a large kitchen/breakfast room, whilst the principal bedroom has a private balcony that offers far reaching water views.

## Key Features

- Entrance hallway
- Living room part open plan to the dining room
- Garden room/conservatory
- Fitted kitchen/breakfast room
- Four double bedrooms
- Family bathroom & secondary shower room
- First floor balcony with harbour views
- Potential to improve and personalise the accommodation
- Enclosed southerly facing rear garden and double garage
- Planning permission has been granted for a 5th bedroom over the garage





### About the Property

The property is discreetly positioned on a private resident's road that runs alongside St Marys Church and in our opinion is the perfect location for buyers wanting a quiet address that's just moments from amenities.

On entering the property, there is a generous entrance hallway that leads to a part open-plan living room and dining room that overlooks the rear garden. The living/dining room also opens to a garden room/conservatory. The kitchen breakfast room is located next to the living room, and this presents tremendous potential for co-joining the space to create a large open-plan kitchen/living and dining room if preferred.

There is also a double bedroom and a shower room to the ground floor which is ideal for guests or relatives visiting for extended periods.

To the first floor the main bedroom has access to a large balcony/terrace which provides water views over the surrounding trees tops. The main bathroom can also be accessed privately from the main bedroom via a 'Jack and Jill' door. There are two further comfortable double bedrooms on the first floor, both of which have access to the private balcony/terrace where they can enjoy the same far-reaching views.

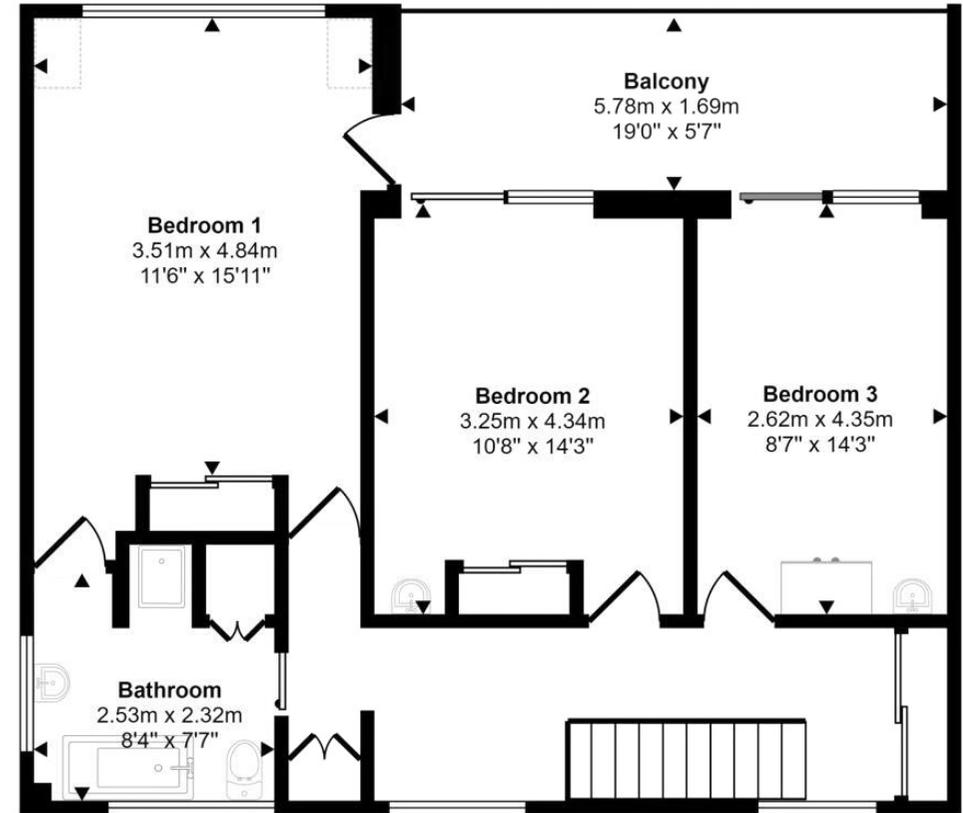
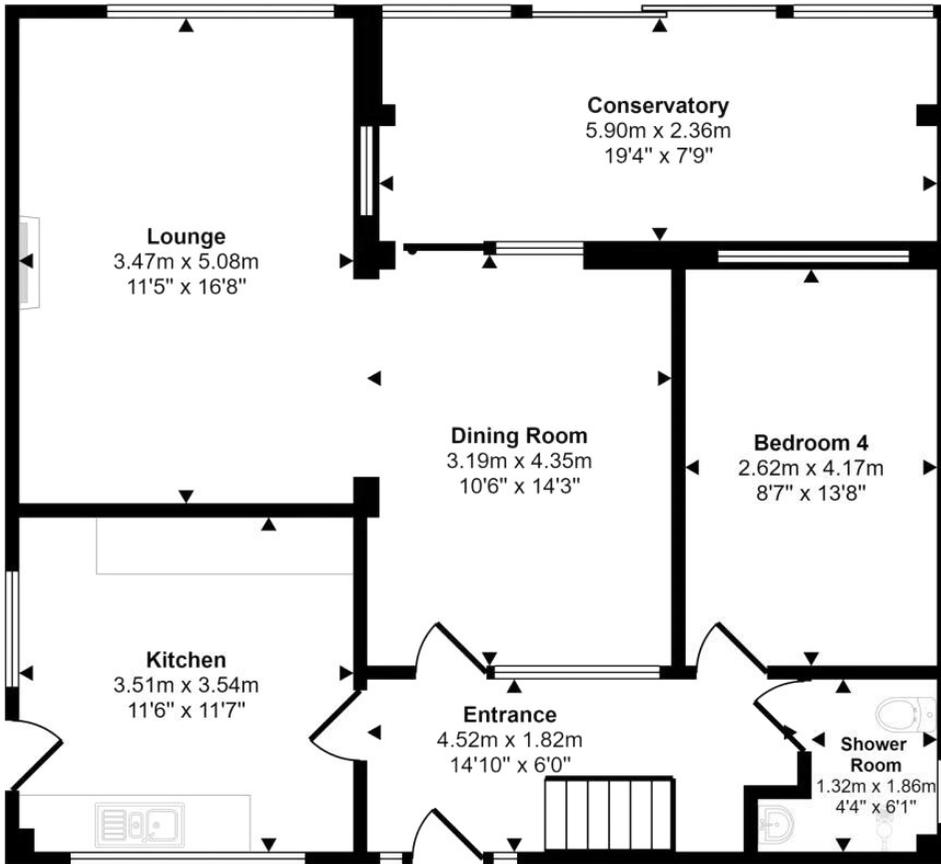
The property has a driveway to the front which leads to a double garage and there is also a retained garden to the front. The views to the front are also delightful as they extend towards St Marys Church. The garden to the rear has been landscaped with patio areas and lawn. There are mature surrounding shrubs and established trees.

Note: There are plans for another property to be built to the rear of the house, but this will have no detrimental effect the views as it will be a super contemporary eco-home with a Sedum flat roof (so basically it will look like an extension of your lawn). The land to the rear slopes away from the house and plans are available which show how the new property will be below the level of this home.

Tenure: Share of Freehold Local Authority: BCP Council Council Tax: E

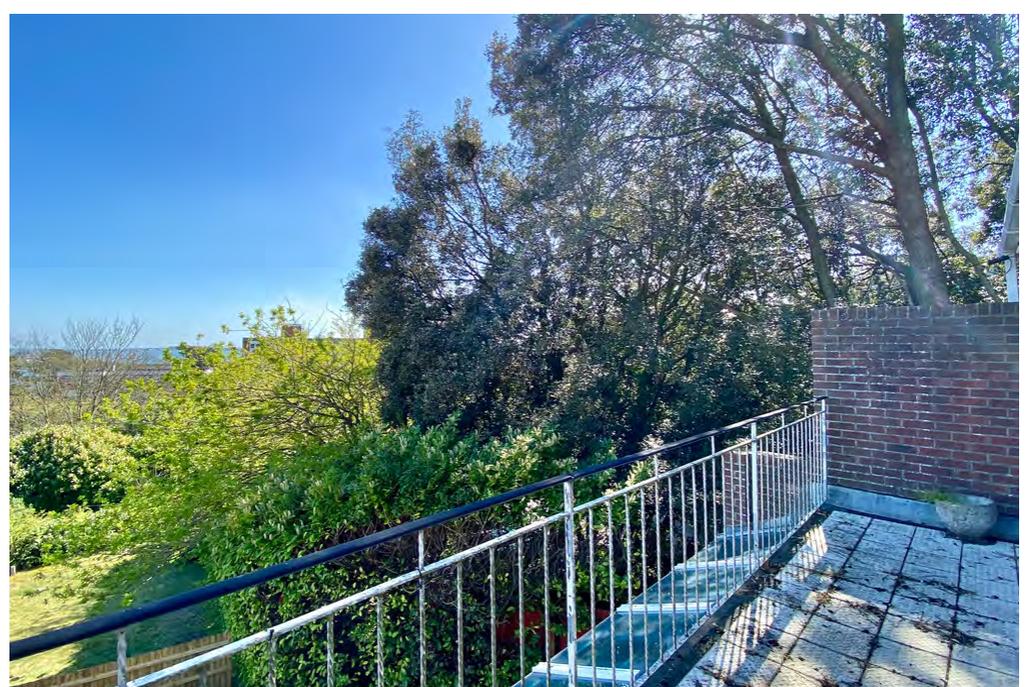


Approx Gross Internal Area  
152 sq m / 1641 sq ft



Ground Floor  
Approx 85 sq m / 912 sq ft

First Floor  
Approx 68 sq m / 729 sq ft







### About the Location

Poole Park boasts a boating lake, café and waterfront restaurant and is home to all manner of migratory wading birds and water fowl. The area is particularly popular with families, as it falls within the catchment areas of Lilliput First and Baden Powell middle schools and is within an easy walk of Poole town centre, Baiter Park and Whitecliff Park. Nearby Whitecliff offers a popular shopping parade with a convenience store, and the world renowned Sandbanks peninsula is just a short drive away.

### 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 30 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 so long.

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		73
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			