



40 Vale Road, Lower Parkstone, Poole, Dorset BH14 9AU

Guide Price £450,000 Freehold

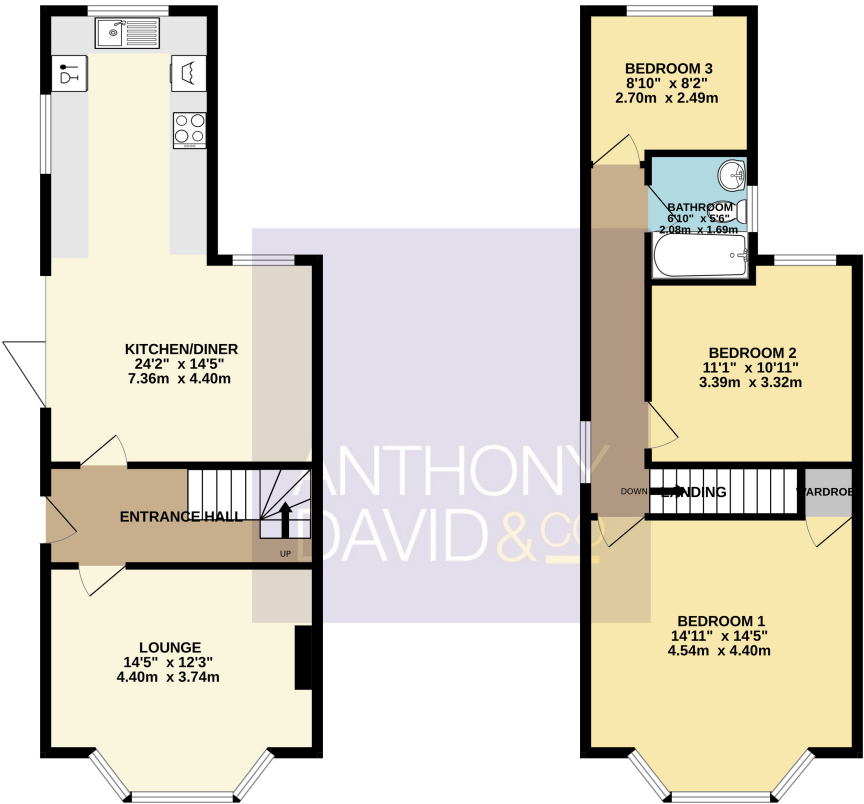
**** GUIDE PRICE £450,000 - £475,000 **** A stunning three bedroom semi detached ideally situated in Lower Parkstone within walking distance of Penn Hill Village, Branksome train station and the vibrant Ashley Road with its array of shops, amenities and bus routes to both Poole and Bournemouth. This 'turnkey' property has been stylishly maintained by the current owners and viewing is imperative to not only appreciate its sought after location but also the flawless accommodation on offer, which comprises: lounge, contemporary kitchen/dining room with direct garden access, two double bedrooms, good sized single bedroom and bespoke bathroom. Externally the property boasts a striking landscaped garden with artificial lawned area, raised sun deck ideal for alfresco dining in the summer months. Steps lead down to paved patio seating area surrounded by a feature rock wall, further steps lead down to an additional patio. To the front the driveway provides off road parking for two cars. Further features of this impeccable home include: feature fireplace with wood burner potential, bi-fold doors to dining room, fully integrated appliances and breakfast bar to kitchen, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CoE Juniors.

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**ANTHONY
DAVID & CO**

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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Entrance Hall Doors to

Lounge 4.42m x 3.74m (14' 6" x 12' 3") Into Bay

Kitchen/Diner 7.360m x 4.42m (24' 2" x 14' 6")

Landing Doors to

Bedroom One 4.53m x 4.43m (14' 10" x 14' 6") Into Bay

Bedroom Two 3.38m x 3.32m (11' 1" x 10' 11") Max

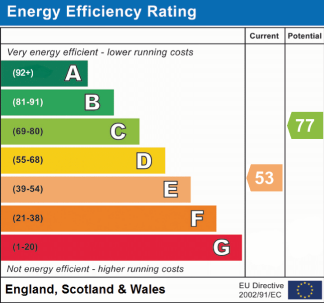
Bedroom Three 2.49m x 2.70m (8' 2" x 8' 10") Max

Bathroom 2.08m x 1.67m (6' 10" x 5' 6")

Garden Landscaped

Driveway Off road parking x 2

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.