

South Western Crescent, Lower Parkstone BH14 8RZ  
Overs over £750,000 Freehold

**MAYS**  
ESTATE AGENTS





## Property Summary

An immaculately presented three/four-bedroom, two bathroom detached family residence set back on a substantial plot with extension potential (STPP), in a highly sought-after location in Lower Parkstone, moments from well-regarded schools.



## Key Features

- Well-presented 3/4 bedrooms detached home
- Dual aspect large living/dining room
- Further reception room/bedroom four
- Modern fitted kitchen
- Principal bedroom with ensuite shower room
- Contemporary family bathroom
- Generous gardens to front & rear
- Strong extension potential (STPP)
- Garage & off-street parking for numerous vehicles
- Close to well regarded schools



## About the Property

This three/four-bedroom detached family home is positioned on a superb plot that offers a deep frontage and a large garden to the rear. On entering the property there is a welcoming hallway with parquet flooring and a bespoke wooden staircase with glass balustrade. A guest WC and useful storage cupboard are accessed from the hallway as are the remaining ground floor rooms.

The property offers a fantastic dual aspect living/dining room which has sliding doors leading to the secure rear garden and an entertaining patio. The modern kitchen overlooks the garden and is fitted with a comprehensive range of units and integrated appliances, and a convenient courtesy door leads from the kitchen to a covered side access and the garage. There is also a further reception room/fourth bedroom to the ground floor.

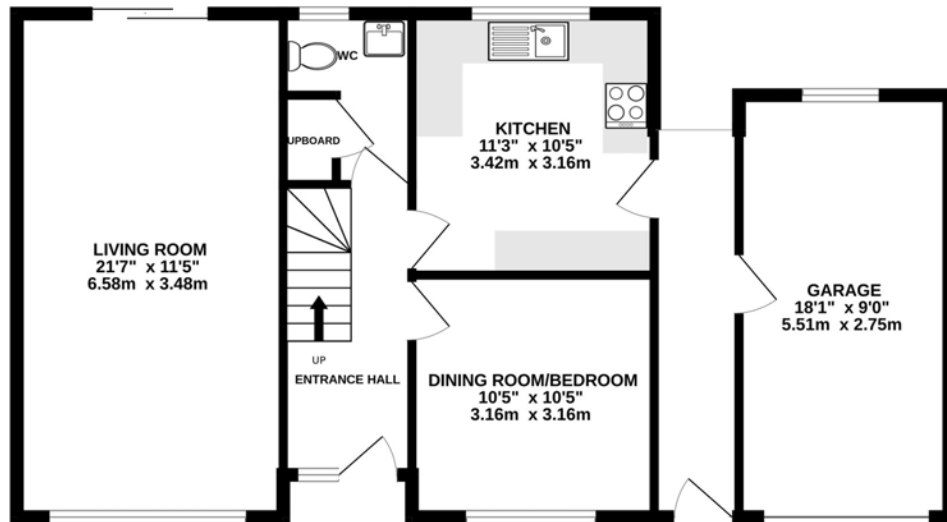
The first-floor landing leads to three spacious double bedrooms and there is also a door that leads from the landing to a retained roof terrace. Our client cleverly introduced an ensuite shower room to the principal bedroom and the remaining bedrooms are serviced by a contemporary bathroom.

Externally, the property sits on a substantial plot with a deep frontage that provides parking for numerous vehicles, and there are well-tended lawns to both the front and the rear of the property. The gardens are easy to maintain with the secure rear garden being accessible via a side gate. With the garage being positioned to the side of the house, the garden enjoys extra width which could present strong potential for extension (STPP). There is also a large entertaining/lounging terrace too and a further decked terrace in the rear garden, along with a timber frame summerhouse.

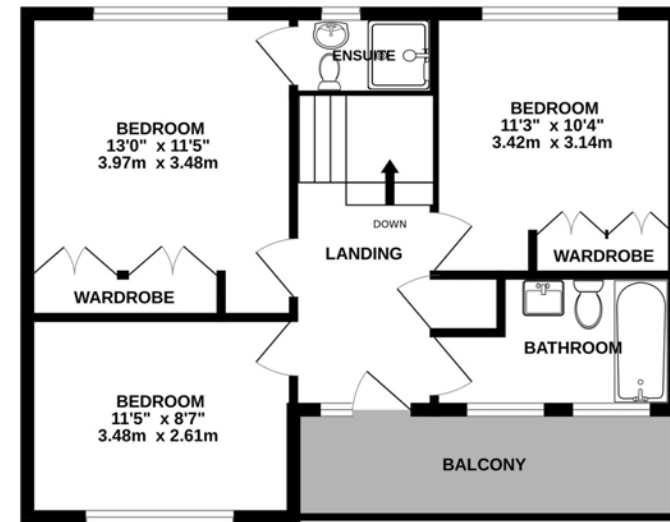
Tenure: Freehold

Council Tax Band: E

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.

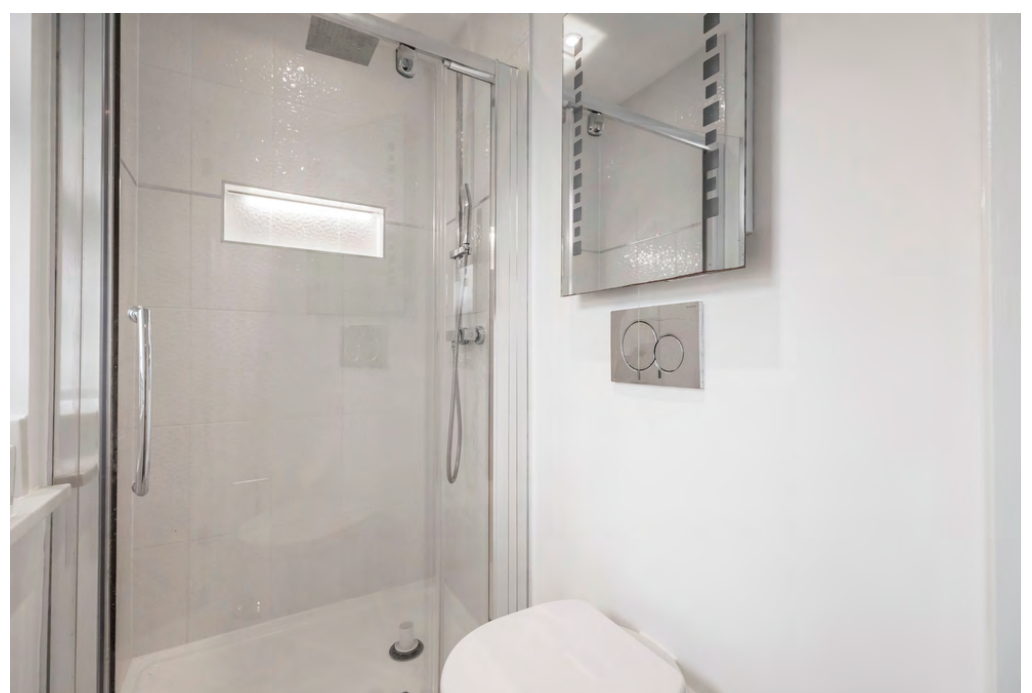


1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



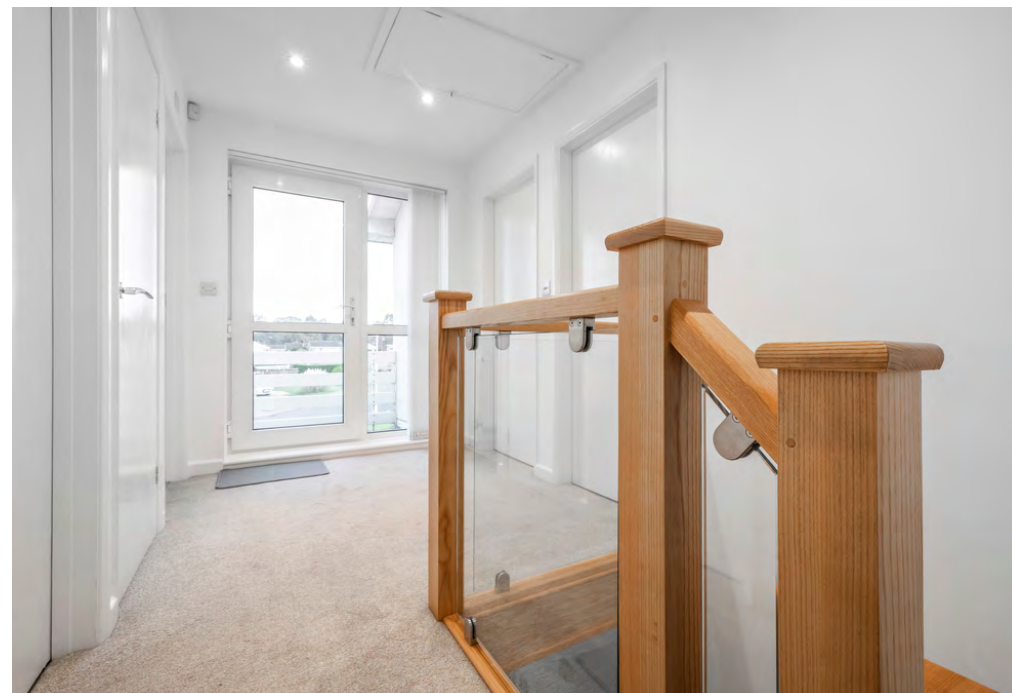
TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

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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## About the Location

Lower Parkstone is one of Poole's most sought-after locations, situated between Poole and Bournemouth and is a short distance from Ashley Cross, Lilliput and Canford Cliffs village. Close by amenities include schools, doctors' surgeries, restaurants, bars and Parkstone train station, giving mainline access to London Waterloo. The beaches of Sandbanks and Canford Cliffs are a short distance away.

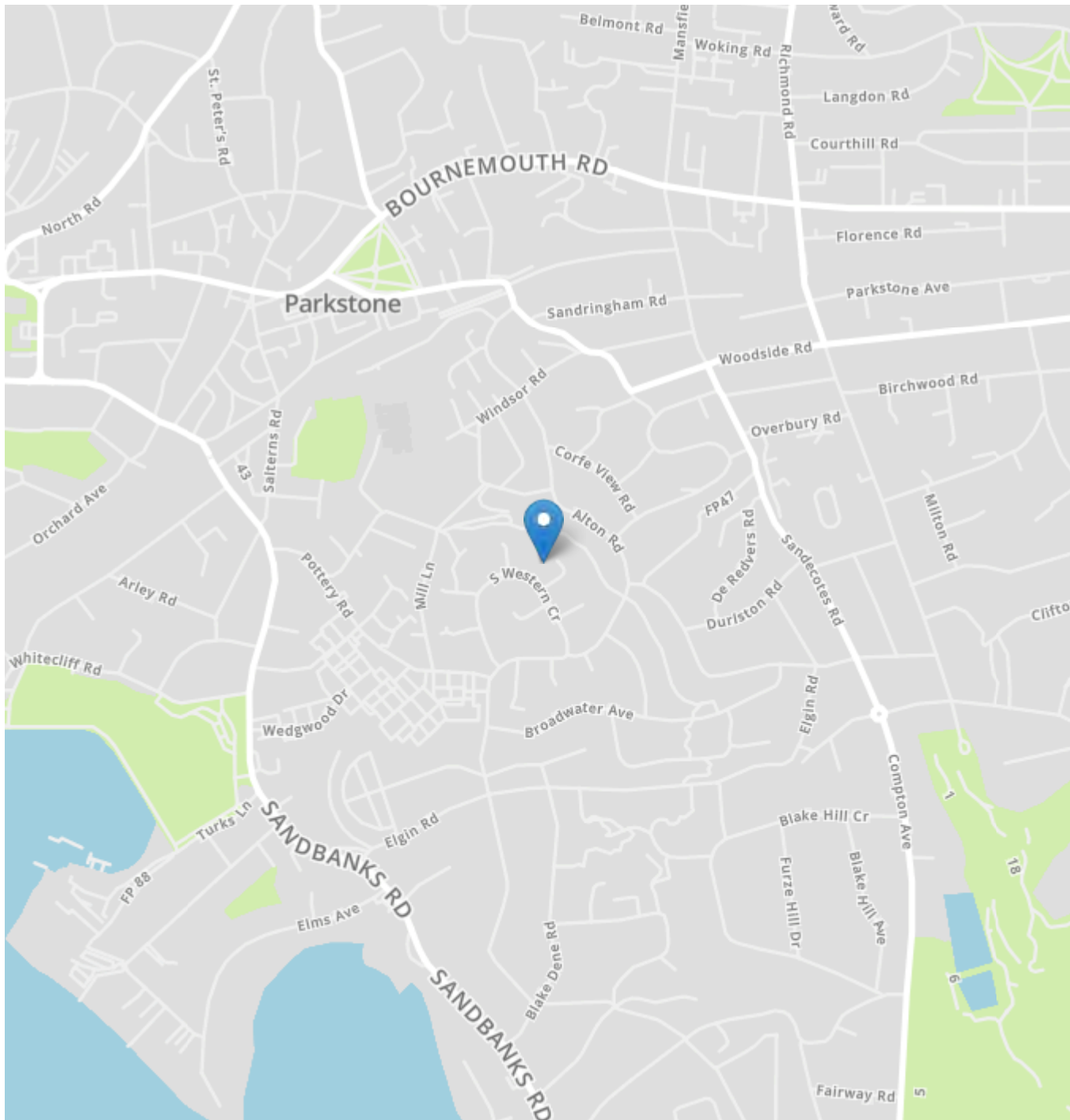



## About Mays

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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

### 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.

### 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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