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**20 Hatherden Avenue, Poole,
Dorset, BH14 0PJ**

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FREEHOLD PRICE £825,000

A charming 4 bedroom, 2 bathroom family home, set in a quiet cul de sac location with delightful, well established gardens, garage and sold vacant with no onward chain. This extended home has a very practical layout and potential for further extension to the rear (subject to planning) and offering a fitted kitchen with integrated appliances, 2 reception rooms, conservatory, integrated garage, fitted study/bedroom 4, spacious bathroom and further shower room. Outside is a delightful private rear garden and off road parking to the front for 2 vehicles.

- Detached 4 bedroom family home
- 2 reception rooms with dining room leading to a conservatory
- Modern kitchen, fitted in a range of cream units with worktops over and having integrated 4 ring electric hob with extractor, double oven, microwave and fridge/freezer
- Utility room with sink, floor and wall units, space and plumbing for washing machine, w.c
- Split level landing
- Master bedroom with fitted wardrobes to one wall
- Bedroom four is fitted out as a study with bespoke furniture to include a wooden work desk and a display unit to one wall for books, with cupboards below
- Generous family bathroom having a feature stain glass window, freestanding bath, double shower, wash hand basin and w.c
- Further shower room
- Gas central heating and double glazing
- Integral garage having power, light and electric door
- Delightful, extremely private 75' garden to include a large patio, area of lawn and boarded by an array of plants, shrubs and trees
- Off road parking to the front with potential for further parking
- Quiet cul de sac location
- Vacant and sold with no forward chain



Hatherden Avenue is a cul de sac located off Danecourt Road in Ashely Cross. It is conveniently located close to both Ashely Cross and Poole Town Centre, along with Poole Park and the harbour.

COUNCIL TAX BAND: E

EPC RATE: D

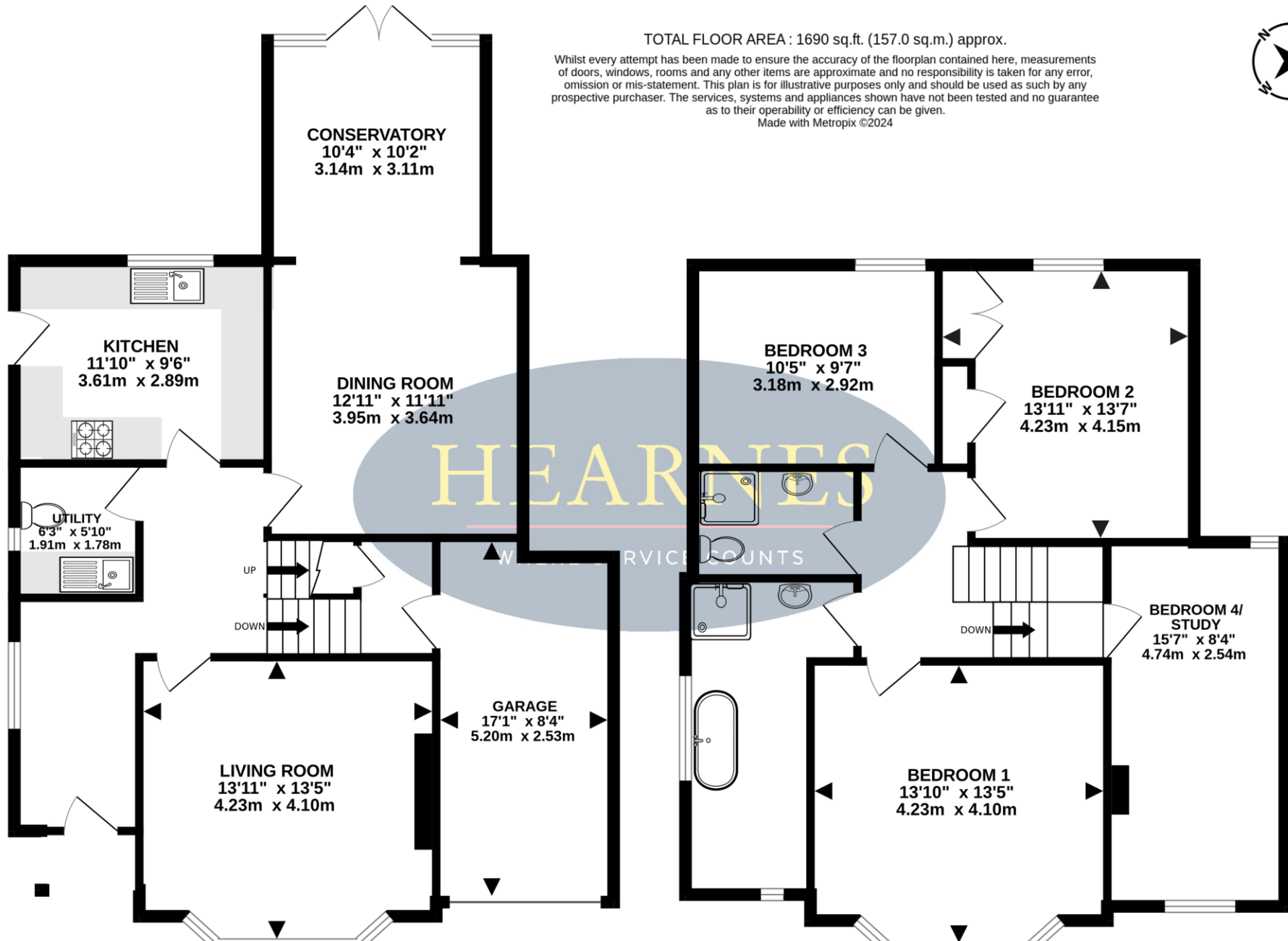
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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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