

South Western Crescent, Lower Parkstone BH14 8RW

£475,000 Freehold

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Property Summary

A well-positioned three bedroom family home, set on a well-regarded road within the highly sought after catchments of both Lilliput and Baden Powell schools. The property occupies an extremely wide plot and presents superb potential for future enlargement (subject to necessary permissions) or the opportunity for secure gated parking for larger vehicles or small boats.



Key Features

- Entrance hallway
- Living room
- Kitchen/breakfast room
- Three bedrooms
- Family bathroom
- Generous front garden
- Off street parking for numerous vehicles
- Detached garage with through doors
- Large rear garden extending to double width



About the Property

Upon entering the property there is a welcoming hallway with useful storage cupboards and doors that lead to both the kitchen/breakfast room and living room.

The kitchen/breakfast room is fitted with a comprehensive range of units and there is plentiful space for a breakfast table. The kitchen overlooks the mature front garden and there is a useful courtesy door that leads to the side of the property. The living room has patio doors that open to the rear garden and a feature fireplace acts as a focal point within the room.

The first-floor landing affords access to all bedrooms and has a useful airing cupboard. The principal bedroom has a double fitted wardrobe with mirrored sliding doors as does the second double bedroom. The family bathroom is positioned on the first floor and has a three-piece white suite.

To the front of the property there is a brick block paved driveway with parking for several vehicles. This leads to the single detached garage which has through access to the rear garden. The remaining front garden is laid to lawn with mature surrounding hedging and shrub borders. Gated side access leads to the rear and it should be noted (as can be seen from the pictures) that there is wide access from the front garden to the rear garden, which could be ideal for purchasers needing extra storage or parking provision.

The rear garden extends to a double width and the nature of the curtilage offers tremendous potential for future enlargement of the property (subject to relevant permissions). The garden is mainly laid to lawn and there are further hard landscaped patio areas and planting areas. There is also a summerhouse/shed and greenhouse.

Tenure: Freehold

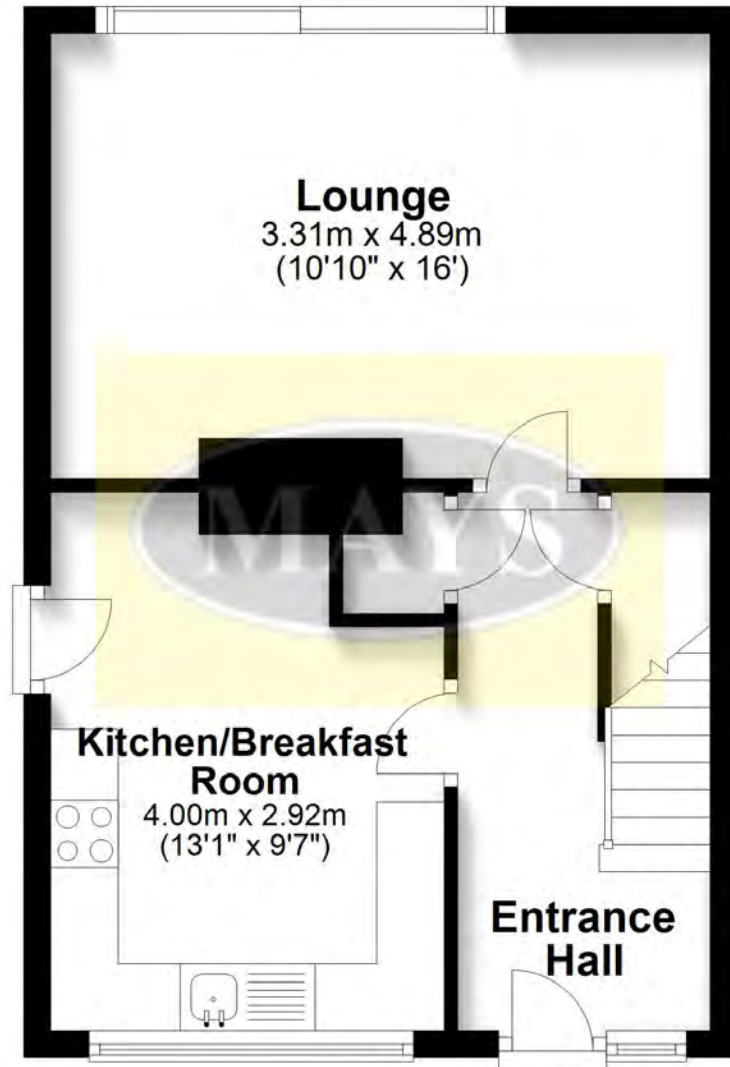
Council Tax Band: D

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



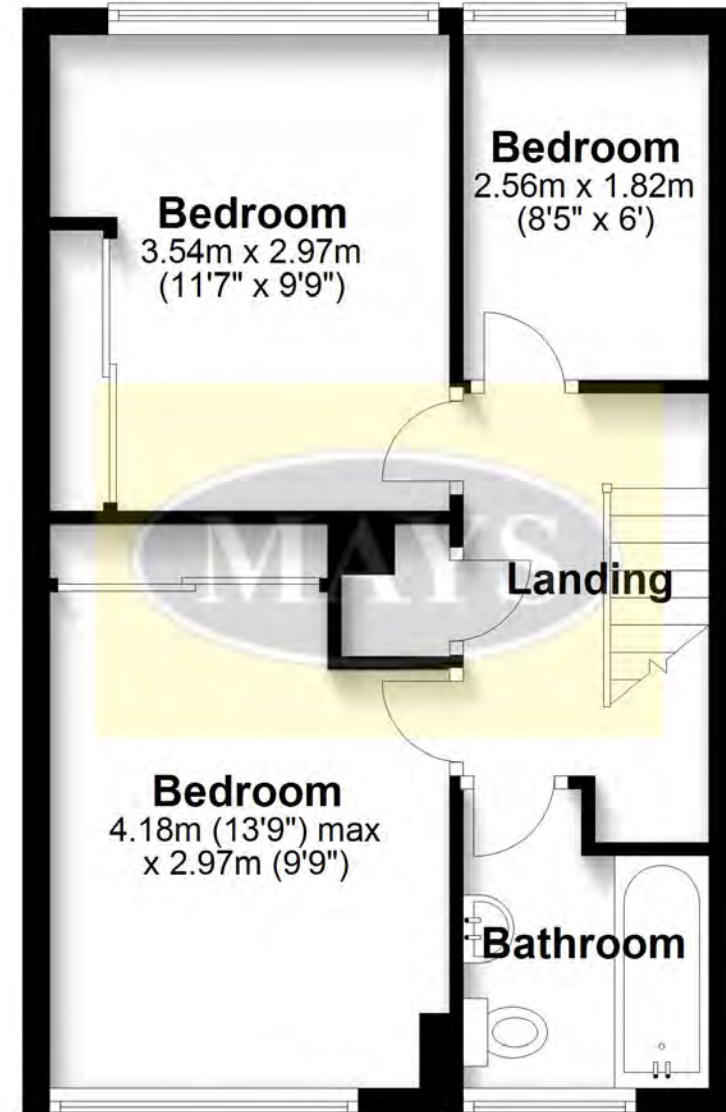
Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas.

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Plan produced using PlanUp.



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.

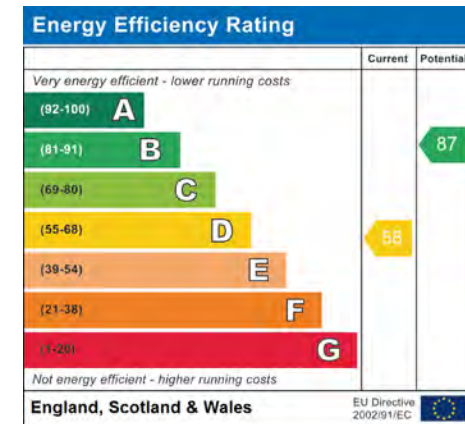
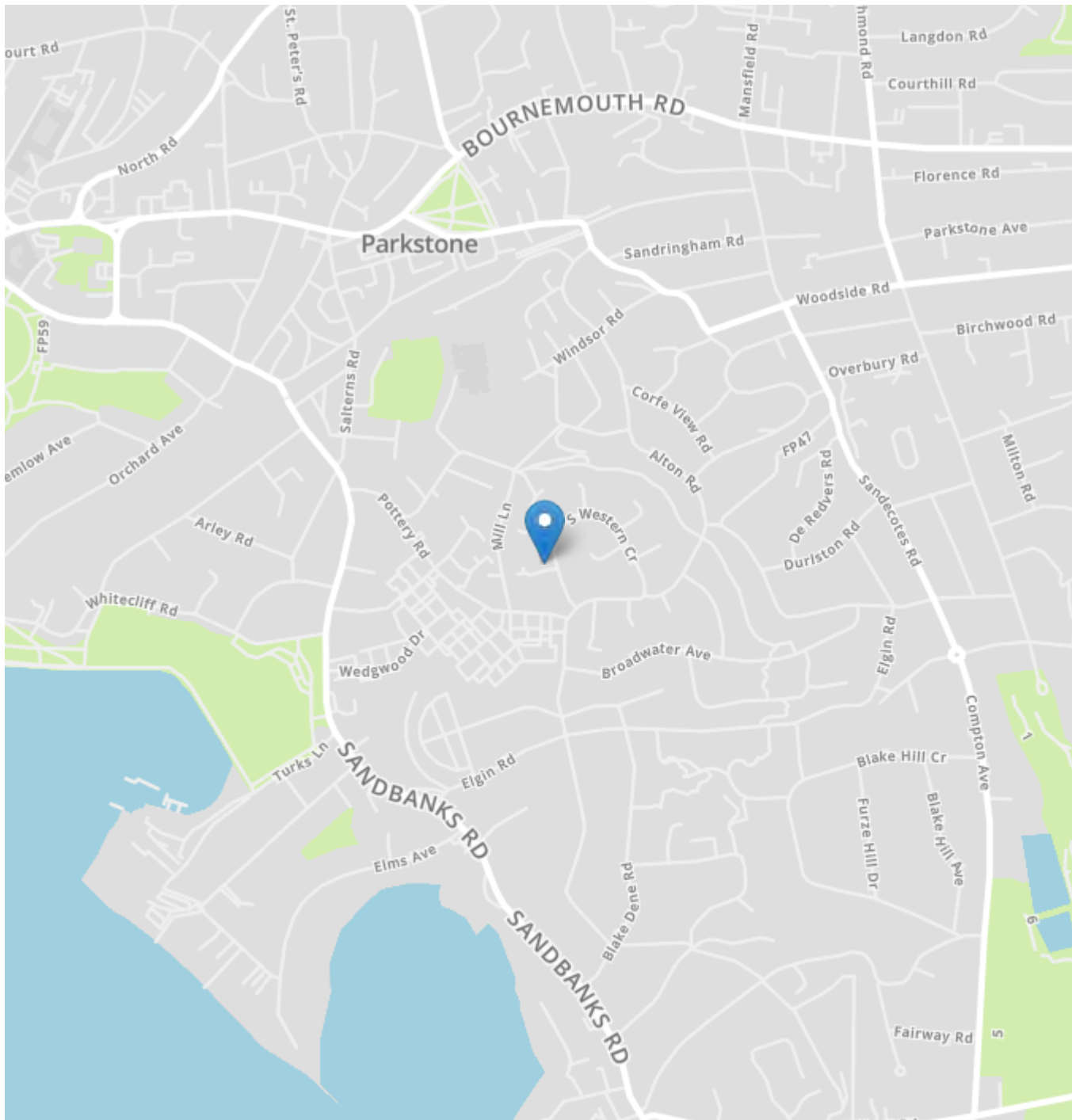


About Mays

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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.



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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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