



HEARNES

WHERE SERVICE COUNTS

**61 Palmerston Road, Poole,
Dorset, BH14 9HQ**

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FREEHOLD GUIDE PRICE £400,000

A spacious and most attractive 1930's 3-bedroom semi-detached home that is a wonderful family home for the current owners and positioned in an excellent catchment area for schools. The property offers a generous double reception room, stylish kitchen/breakfast room opening onto the rear garden, contemporary 4-piece bathroom with corner bath and separate shower cubicle, master bedroom with walk in wardrobe, 2 further good size bedrooms and a large multi-functional garden cabin with power, lighting, bifold doors and laminate flooring. Added advantages include gas central heating, double glazing, low maintenance garden, and a block paved driveway to the front.

- Attractive 1930's semi-detached family home backing onto Alexandra Park
- Within catchment area of excellent local schools
- Double reception room with bay window to the front and feature brick chimney
- Modern kitchen/breakfast room fitted in a range of white units with work tops over, extending to form a breakfast bar. Range style cooker with extractor above, space and plumbing for dishwasher, washing machine and fridge/freezer. Double glazed doors to garden
- Entrance hall with feature driftwood wall
- Master bedroom with walk in wardrobe
- 2 further good size bedrooms, one with a fitted wardrobe
- Contemporary bathroom with double walk-in shower, corner bath, wc and wash basin fitted into a vanity unit
- Gas central heating and double glazing
- Enclosed private garden with deck area, artificial lawn and superb garden cabin, currently used as a snug having bi-fold doors, power and light and separate fully tiled area for bikes and sports equipment

The property backs to Alexandra Park which offers a large area for a pleasant stroll, and there is also a café and play park for children of all ages. There are very good schools in the area including Courthill Infant School and Baden Powell Junior School. Parkstone Golf Course is just over a mile away and the sandy bathing beaches are within 2 miles. Ashley Cross is just one mile away offering an excellent array of restaurants, bars, shops and cafes; Poole Town centre is 2.5 miles away and Bournemouth town centre is just under 3 miles away. There is also Redlands, an excellent retail park, half a mile down the road with a new M&S food hall being built. The nearest mainline train station is less than half a mile away at Branksome.

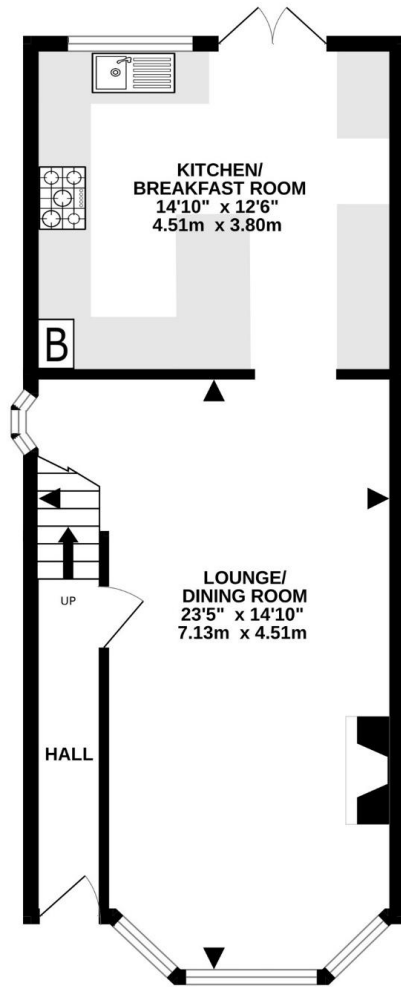
COUNCIL TAX BAND: C

EPC RATE: D

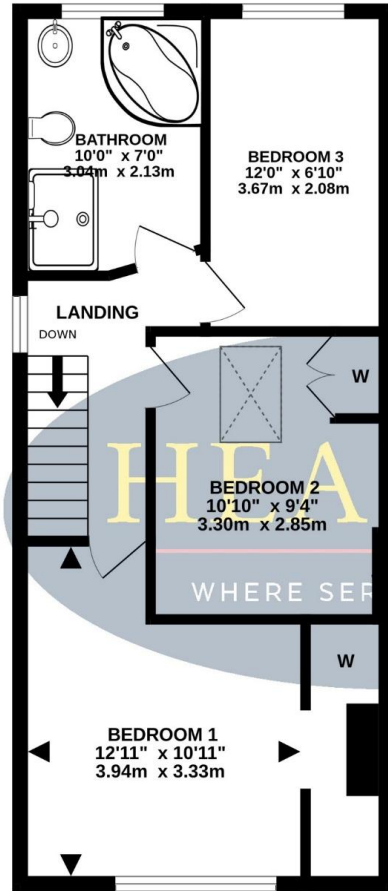
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



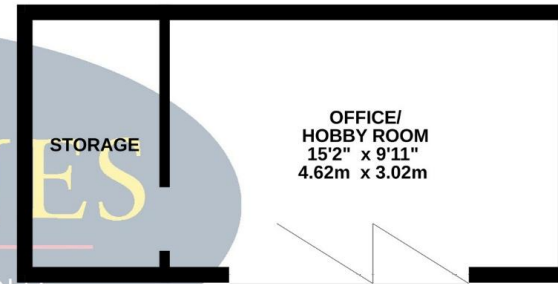
2ND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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OUTBUILDING
202 sq.ft. (18.8 sq.m.) approx.







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