

25 Springfield Crescent, Ashley Cross  
Poole, BH14 0LL



HEARNES

WHERE SERVICE COUNTS

# 25 Springfield Crescent, Ashley Cross, Poole, BH14 0LL

## FREEHOLD PRICE £699,950

Set in an elevated plot with views over the rooftops of Lower Parkstone to Poole Harbour and the Purbeck Hills beyond, is this spacious 2 double bedroom bungalow, with no forward chain, and offering huge potential for extension and development (subject to planning). The property has been greatly loved by the family who have enjoyed the wonderful views, secluded gardens, and location, being walking distance to Ashley Cross.

- 2 double bedroom bungalow, built in the 1930's and enjoying an elevated position in a sought after location
- Wonderful distant harbour views looking out to the Isle of Purbeck and Brownsea Island
- Delightful, secluded mature gardens, on a variety of levels, approached via paved paths with a central feature pond. Excellent array of mature trees, shrubs, plants, and flowers. A true delight!
- Huge potential for modernisation and extension (STPP) to both the side, rear and up into the loft
- Off road parking and single garage, set at road level, then steps up to the bungalow
- Gas central heating and double glazing
- 2 large reception rooms, one overlooking the gardens and one to the front with lovely views
- Quiet cul de sac location
- Vacant possession.

The property is set in a quiet crescent, close to local amenities of Ashley Cross which is set within 350 meters and offers a café culture and range of independent shops including patisserie, florists, sandwich shops bars and restaurants as well as a mainline railway station. There are trains that run to Southampton and London on a regular basis. It is set in the school catchment for Baden Powell Junior School and Courthill Infant School. Poole town centre is approximately 1.5 miles away offering a wide range of shops, cafes, bars, restaurants and the local award winning beaches are within 3 miles.

**COUNCIL TAX BAND: E**

**EPC RATE: E**

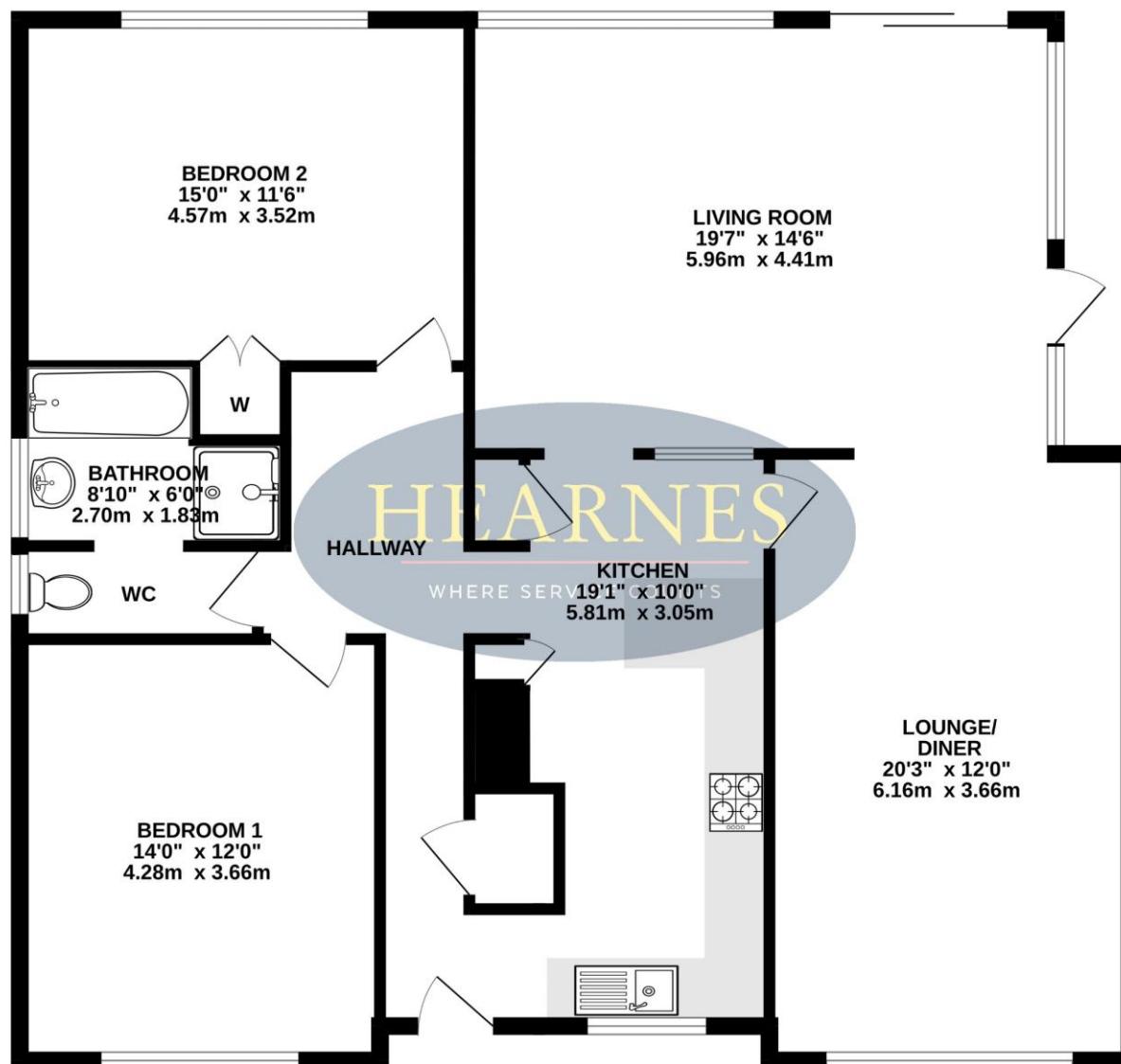
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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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