



17 Hillman Road, Lower Parkstone, POOLE, Dorset BH14 9EU

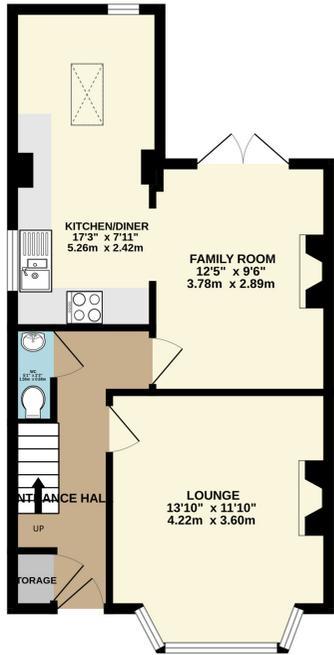
£449,950 Freehold

**\*\* SIMPLY STUNNING \*\*** An exceptional three bedroom detached house in this cul-de-sac location in Lower Parkstone a short distance away from Alexandra Park and Ashley Road with its array of shopping facilities and amenities. Ashley Cross with its trendy bars and bistros is also a short distance away. This well thought out home has been stylishly maintained whilst retaining its period features and viewing is imperative to not only appreciate its sought after location but also the accommodation on offer, which comprises: lounge, bespoke kitchen/diner, family room, downstairs cloakroom, two double bedrooms, single bedroom and contemporary bathroom. Externally the property boasts a Southerly aspect garden with sun patio, lawned area and decking providing access to the outbuilding with power and light. Further features of this superb family home include: wood burner to lounge, fitted wardrobes to bedroom one, feature seating area to kitchen, original fireplaces, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CoE Juniors.

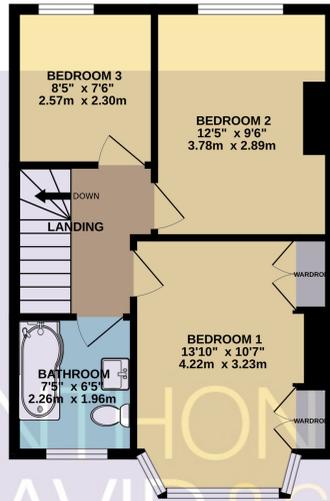
info@anthonydavid.co.uk  
www.anthonydavid.co.uk  
01202 677444

**ANTHONY  
DAVID & CO**

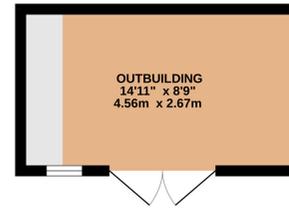
GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



OUTBUILDING  
131 sq.ft. (12.2 sq.m.) approx.



AI THOMY  
DAVID & CO

TOTAL FLOOR AREA: 1027 sq.ft. (95.4 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.  
Made with Metroplan ©2025



Entrance Hall 16' 2" x 5' 2" (4.93m x 1.57m) Doors to  
Lounge 13' 10" x 11' 0" (4.22m x 3.35m)  
Family Room 12' 5" x 9' 6" (3.78m x 2.90m)  
Kitchen 17' 3" x 7' 11" (5.26m x 2.41m)  
Downstairs Cloakroom 5' 1" x 2' 3" (1.55m x 0.69m)  
Landing Doors to  
Bedroom One 13' 10" x 10' 7" (4.22m x 3.23m)  
Bedroom Two 12' 5" x 9' 6" (3.78m x 2.90m)  
Bedroom Three 8' 5" x 7' 6" (2.57m x 2.29m)  
Bathroom 7' 5" x 6' 5" (2.26m x 1.96m)  
Outbuilding 14' 11" x 8' 9" (4.55m x 2.67m)  
Garden Southerly Aspect  
Council Tax Band C



Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.