



**16 Linden Road, Parkstone,
Poole, Dorset, BH12 3DS**

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FREEHOLD PRICE £450,000

An incredibly versatile 4/5 bedroom chalet style property, having generous accommodation, all set on a quiet road, near to local shops in Parkstone. Offering a super functional open plan reception space, kitchen breakfast room, study, (which could be used as bedroom 5) ground floor shower room and a 4 piece bathroom on the first floor. The property has a very calm and cool vibe throughout, excellent for entertaining, especially in the rear garden which has a covered seating area with patio and a sun trapped raised lawn area. The home has been cherished by a family of 4 loving the quiet road, sociable layout and convenient location. Further offering gas central heating, double glazing, parking for 3/4 cars and the owners have found a forward purchase.

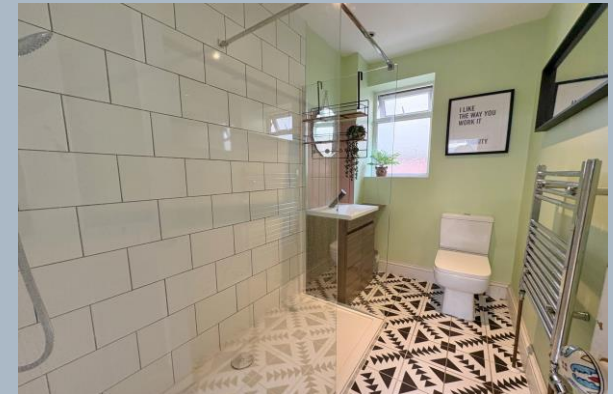
- A very trendy and versatile 4/5 bedroom detached chalet property with a 'cool vibe' throughout
- Multifunctional open plan reception space with log burner and French doors to the rear garden
- Kitchen/breakfast room including funky green shaker style units with wooden worktops above, fitted double oven with extractor fan above and space for a washing machine, dishwasher and American style fridge freezer
- Snug/office which can be used as bedroom 5
- Downstairs shower room to include walk-in double shower, wash hand basin with vanity unit below and wc
- Upstairs 4 piece bathroom including freestanding bath, walk-in shower, wash hand basin and wc
- Sociable and private 60ft long rear garden having a covered patio seating area, raised lawn and garden shed with power
- Wooden flooring throughout the downstairs accommodation
- Large amount of eaves storage on the first floor
- Off road parking for 3/4 vehicles and electric car charging point
- Gas central heating and double glazing throughout
- Vendors suited locally so can accommodate a quick sale!

Linden Road is an extremely convenient location, set just over 400m from the range of shops and restaurants in Ashley Road, and just 800m to Waitrose. Poole Town Centre is just over 2 miles away and offers a wide range of shops, restaurants and bars and the famous Poole Quay. Poole Park is less than 1.5 miles away with a popular boating lake, crazy golf, tennis courts, cycle track, miniature train ride plus much more. Bournemouth town centre is under 3.5 miles away, Ashley Cross is within 1 mile and Westbourne is 2 miles away.

COUNCIL TAX BAND: D

EPC RATE: D

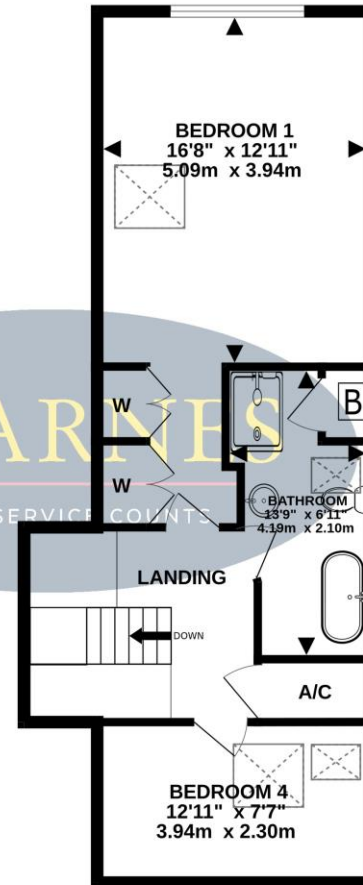
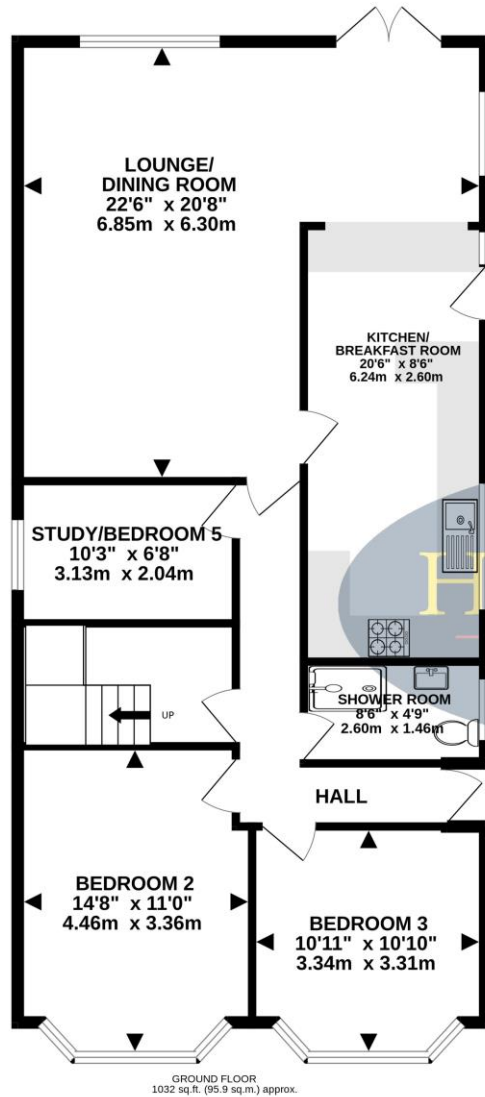
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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