

**59 Penn Hill Avenue, Penn Hill,
Poole Dorset, BH14 9LY**



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59 Penn Hill Avenue, Penn Hill, Poole Dorset, FREEHOLD PRICE £795,000

A generous, character 5 bedroom, 3 bathroom (including one on the ground floor) detached home, with 2 reception rooms, conservatory, kitchen/breakfast room, and set on a good size plot with off road parking and sold with no onward chain. The home is very clean and tidy and offers further potential for updating, extending to the rear and personalising (subject to planning). Set in a popular location with easy access to both Penn Hill and Ashley Cross.

- 5 bedroom, 3 bathroom, detached home including a ground floor bedroom with ensuite
- 2 reception rooms and conservatory
- Kitchen/breakfast room and further ground floor shower room
- Huge potential for extension to the rear (subject to planning) and great opportunity to create your own improvements with further personalisation throughout
- Very neat and clean internally and sold vacant with no forward chain
- Lovely size rooms, to include a generous entrance hall with feature stain glass window
- Part double glazed windows with gas central heating
- Solar panels owned by the property and presently the owner says generates around £900 income plus the electricity for the home
- Plans available from owner for internal restructuring of home
- Very private and fully enclosed 80' rear garden with patio and steps down to a lawned area
- Off road parking for 3/4 cars and slimline garage/storage room

The property is just a few hundred yards from Penn Hill Shops with Ashley Cross is just over ½ a mile away which has a more extensive range of shops, cafes, bars and restaurants as well as a mainline railway station. Branksome Park provides a lovely walk through the Chine to Branksome Beach and along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. The Superb Parkstone Golf Club is around ¾ of a mile away. In terms of schooling, the area is well-served by schools in both the public and private sectors. Westbourne shops are approximately 1.3 miles away with the town centres of Poole and Bournemouth 2.4 and 2.9 miles away respectively. Bournemouth Airport is approximately 8 miles away; Southampton 35 miles and London 110 miles

COUNCIL TAX BAND: F

EPC RATE: D

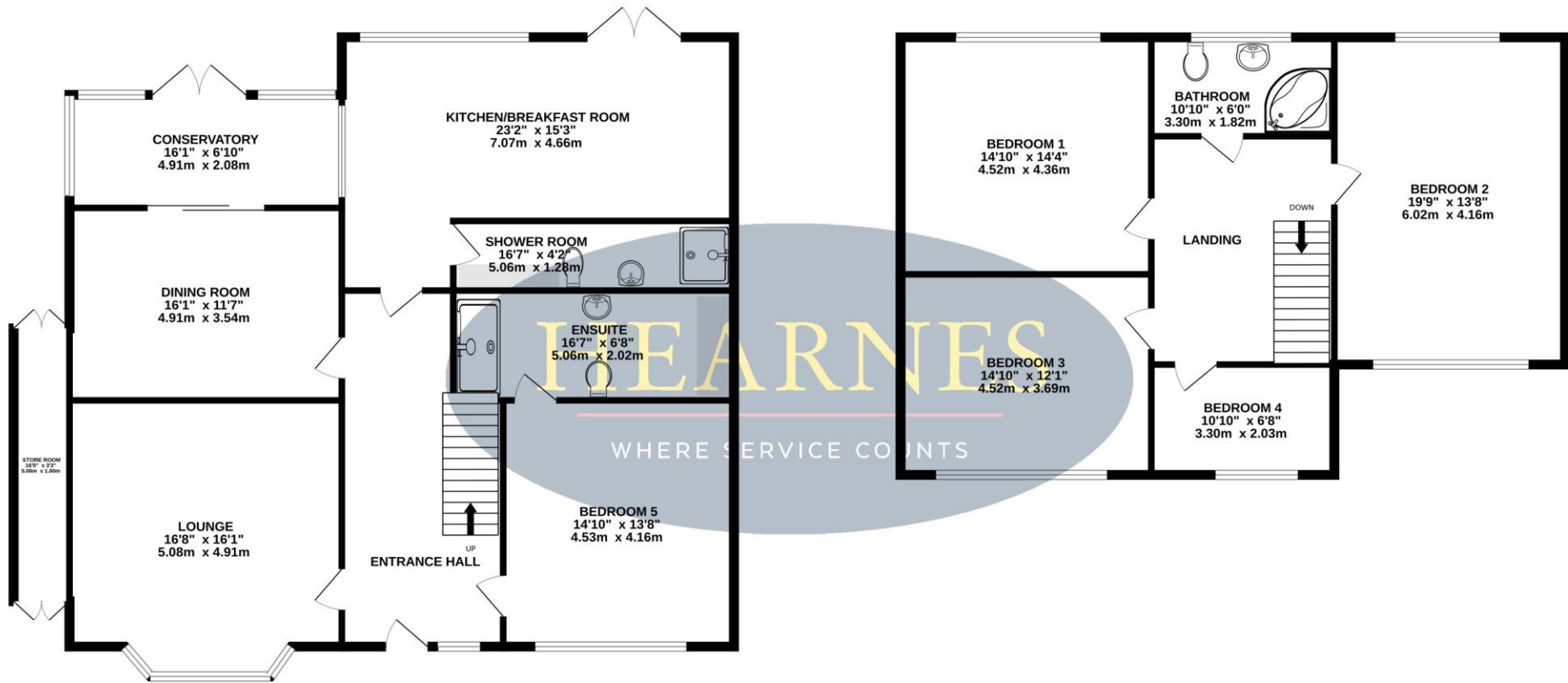
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily





GROUND FLOOR
1459 sq.ft. (135.6 sq.m.) approx.

1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.6 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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