

**Allens Road, Hamworthy,
Poole, BH16 5BX**



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Allens Road, Hamworthy, Poole, Dorset, BH16 5BX

FREEHOLD PRICE Guide £400,000- £415,000

A conveniently located bungalow that has been in the same family since 1975 and it has been a wonderful family home to raise children. This 3 bedroom home has the most delightful rear garden approaching 100ft, which is southerly facing and one of the largest in the area. The home has the master bedroom with dressing area and ensuite shower room on the ground floor, with 2 further bedrooms on the first floor. There are 2 reception areas, along with a kitchen/breakfast room and further downstairs shower room. Externally is a driveway with parking for 4 cars and a detached garage. The home offers huge potential for extension (subject to planning) and personalisation and is sold with no forward chain.

- Detached 3 bedroom chalet bungalow set in a convenient position in Hamworthy
- No forward chain!
- Very neat and tidy home with further potential for extension and personalisation
- Delightful southerly facing rear garden that is fully enclosed, level and approaching 100ft. The garden has a patio, area of lawn and a vegetable garden to the rear. Further having a greenhouse, shed, and patio with trellising over, offering a nice spot to sit and relax. This wonderful garden is a gardener's dream!
- Ground floor master bedroom with dressing area, and en suite shower room
- 2 first floor double bedrooms
- Kitchen/breakfast room that has a range of built in cream units with worktops over and fitted with integrated 4 ring gas hob, double oven, and free standing dishwasher, washing machine and fridge/freezer
- Dining room leading to a spacious lounge with doors to the rear patio and garden
- The rear patio has an electric canopy awning fitted
- Ground floor shower room with walk in shower
- Detached garage with electric door, power and light
- Off road parking for 4 cars with a block paved driveway and further shingle parking area
- Gas central heating and double glazing

The property is conveniently located near local shops, including Lidl and within a few hundred yards to one of the cycle paths that leads to Upton Country Park. It is within 1.5 miles to Hamworthy Beach, a mile to Lytchett Bay Nature Reserve and further shops at Upton. Poole Town Centre is 3 miles away with the local Hamworthy rail station close by, along with buses routes along the Blandford Road

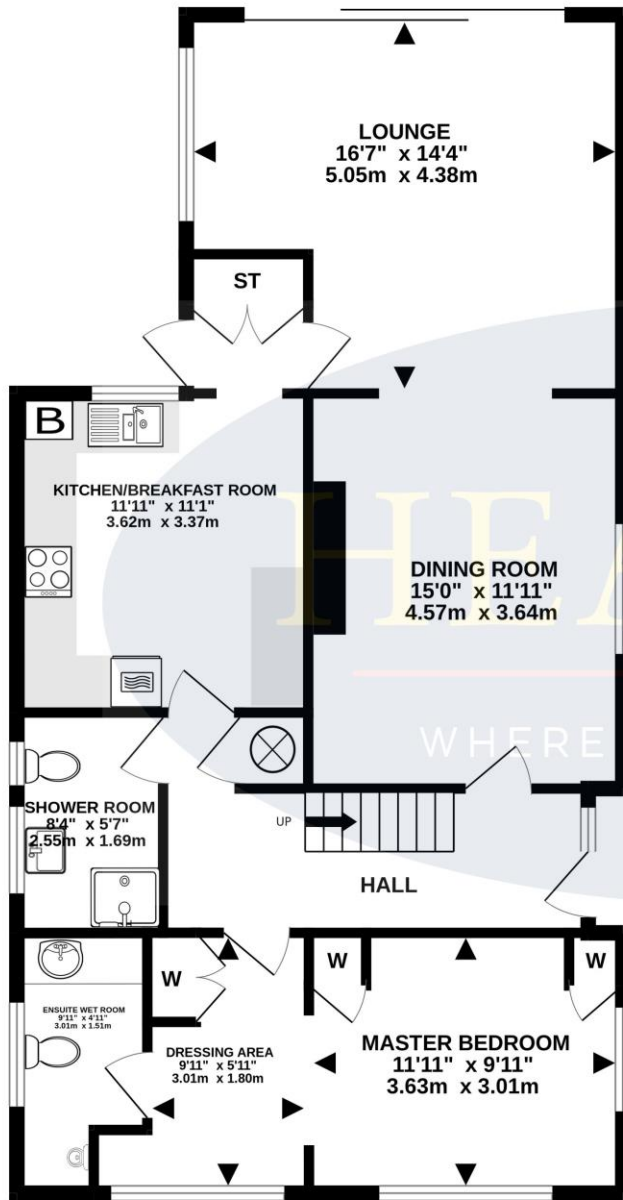
COUNCIL TAX BAND: E

EPC RATE: D



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

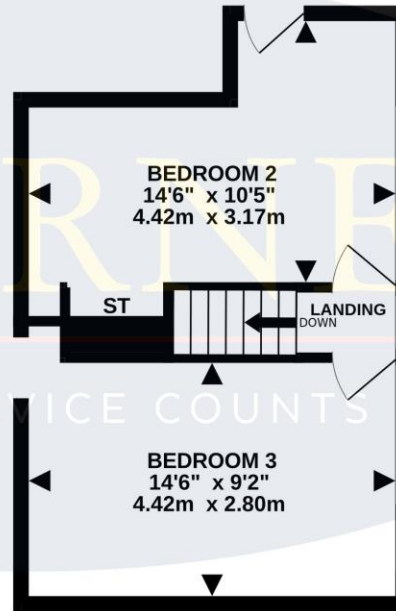




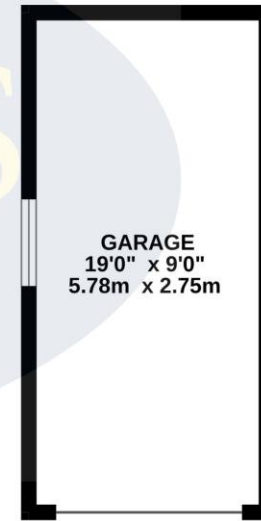
GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.

TOTAL FLOOR AREA : 1388 sq.ft. (128.9 sq.m.) approx.

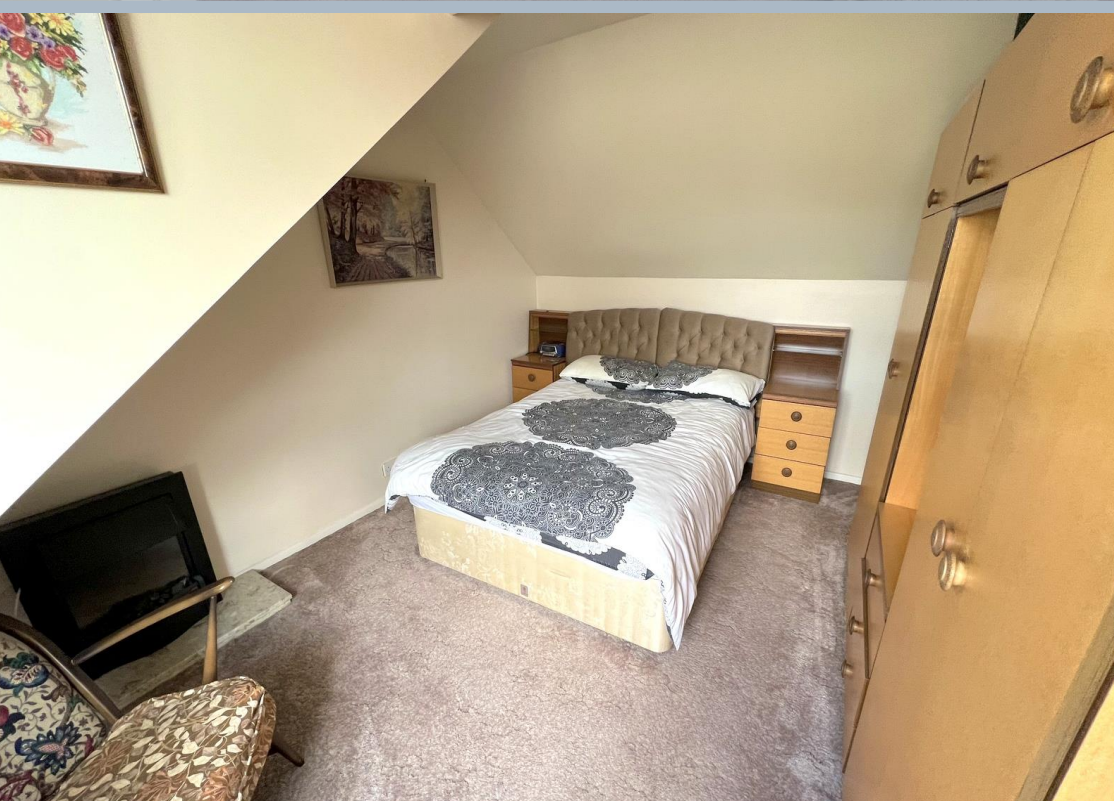
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



NOT LOCATED IN EXACT POSITION
171 sq.ft. (15.9 sq.m.) approx.





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