



26 Bingham Avenue, Poole BH14 8NE
£2,500,000 Freehold





****SOLD OFF MARKET** A TRADITIONAL STYLE FAMILY HOME with 5 double bedrooms, 3 reception rooms and double garage. Set in IMPRESSIVE GROUNDS adjoining Parkstone Golf Course and situated in quiet tree lined road only moments from POOLE HARBOUR.**

Evening Hill

The property is located in Road, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.



Key Drummond

Tel: 01202 700771

canfordcliffs@keydrummond.com

www.keydrummond.com

Approximate Floor Area = 379.0 sq m / 4080 sq ft
Garage = 35.0 sq m / 376 sq ft
Total = 414.0 sq m / 4456 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 319793

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

• Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

• They do not constitute an offer of contract for sale.

• Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

