



42 Alton Road, Poole BH14 8SW
£999,950 Freehold





**** SUBSTANTIAL FAMILY HOME ** with FOUR DOUBLE BEDROOMS is immaculately presented throughout. Offering AMPLE ACCOMODATION within BADEN POWELL school catchment.**

- SUBSTANTIAL FAMILY HOME
- AMPLE OFF ROAD PARKING
- WALKING DISTANCE TO GOLF CLUB
- WEST FACING REAR GARDEN
- FOUR DOUBLE BEDROOMS
- INTEGRAL GARAGE

Lower Parkstone

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches stretching from Bournemouth through to Sandbanks with views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village, with its array of shops, ranging from coffee shops, art galleries to restaurants is within close proximity of the property. The Victoria green in the centre of the village offers various social events throughout the year and an area to relax and enjoy the village atmosphere. Bournemouth and Poole town centres are also within easy reach with a more diverse range of high street shops, entertainment and recreational facilities.

Located nearby is Whitecliff Park which is ideally located for Harbour Walks together with Poole Harbour with its water sports and boating activities.

Transport communications are excellent as the main line railway station at Parkstone provides services to Southampton and London. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Property Comprises

A substantial family home situated within walking distance of Ashley Cross Village, Marinas and Parkstone train station.

Having been carefully designed by the current owners, the property is immaculate throughout and offers ample accommodation. On the ground floor, there is a spacious and welcoming entrance hall offering access to all principle rooms. The kitchen/diner is generous in size with modern units and space for a substantial dining table. Double doors lead through to the living room which houses patio doors overlooking the sunny west facing garden. There is also an office, integral garage, and downstairs w/c.

On the first floor, there are four double bedrooms, two with en-suites and a family bathroom. The loft is partially boarded and generous in size offering the potential to convert the loft STPP.

To the front of the property, there is a substantial block paved driveway.

Council Tax Band F





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Alton Road, Poole, BH14

Approximate Area = 2250 sq ft / 209 sq m (includes garage)

For identification only - Not to scale



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.
- 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 clarification or information.
- 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 or Surveyor.

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.

