



£900,000

71 Kings Avenue, Poole, Dorset, BH14 9QH



EST. 1977

KEYDRUMMOND
ESTATE AGENTS



71

Kings Avenue, Poole, Dorset, BH14 9QH

A charming and beautifully presented four-bedroom detached home, set on a generous south-facing plot in one of Lower Parkstone’s most sought-after roads — just moments from Parkstone Golf Club, Baden Powell School, and the villages of Lilliput and Canford Cliffs.

- CHARACTER FAMILY HOME
- SOUTH FACING REAR GARDEN
- DETACHED FOUR BEDROOM PROPERTY
- BADEN POWEL SCHOOL CATCHMENT
- VENDOR SUITED
- SPACIOUS ACCOMMODATION ACROSS TWO FLOORS

Local Authority , Tax Band , Tenure: **Freehold**


4


3


2





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 and its water-sports / 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 beautifully maintained detached family home, full of character and set on a generous south-facing plot. This impressive property offers a blend of original features and modern touches, creating a warm and inviting atmosphere throughout.







Located on one of Lower Parkstone's most desirable roads, it's perfectly positioned within walking distance of Parkstone Golf Club, Baden Powell school catchment, and the vibrant villages of Lilliput and Canford Cliffs.

The ground floor welcomes you with a bright and spacious entrance hall, leading to a recently updated kitchen/breakfast room finished with sleek quartz worktops. The main living and dining space is generously sized and features a log burner, adding to its cosy charm. There's also a separate reception room currently used as a playroom, along with a convenient downstairs WC.

Upstairs, the home offers four well-proportioned double bedrooms and two bathrooms, including an en suite to the main bedroom. Each room benefits from plenty of natural light, maintaining the airy feel found throughout the property.

Outside, the home is set back behind a landscaped front garden with ample off-road parking and access to a garage. The rear garden enjoys a sunny southerly aspect, arranged over tiers with a patio area ideal for entertaining and a lawned section perfect for family use.



BASMENT LEVEL
520 sq.ft. (51.3 sq.m.) approx.



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.1 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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| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

