



**The Treehouse 4 Highmoor Road, Lower Parkstone, Poole BH14 8SZ**  
**Guide Price £645,000 Freehold**









A cool and contemporary property situated in a quiet location with harbour views. The house has been recently constructed and benefits from open plan living, three double bedrooms and a large terrace.

- COOL TREEHOUSE PROPERTY
- VIEWS OF POOLE HARBOUR
- PARKING
- THREE DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- SECLUDED LOCATION

### 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 secluded treehouse style property situated in a commanding position with distant harbour views. As you enter the property, the hallway leads to all principle rooms. The kitchen/living/dining room boasts a large social space with access to a south facing terrace looking out towards Poole Harbour and Brownsea Island.

There are three double bedrooms, with the main bedroom benefiting from its own en-suite. Additionally, there is a family bathroom and two storage cupboards. Externally the property has a large wrap around garden, a raised deck and one underground parking space.



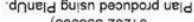


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## Key Drummond

Plus balconies, approx. 28.7 sq. metres (308.5 sq. feet)



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Energy Efficiency Rating	
<p> </p>	<p> <b>England &amp; Wales</b>            2009/10 EC Directive         </p>
<p>           Energy efficiency indicator - lower running costs            (92 points)         </p>	<p>           Energy efficiency indicator - higher running costs            (21-34)         </p>
<p>           (81-91)  <b>B</b> </p>	<p>           (69-80)  <b>C</b> </p>
<p>           (54-68)  <b>D</b> </p>	<p>           (45-53)  <b>E</b> </p>
<p>           (34-44)  <b>F</b> </p>	<p>           (21-34)  <b>G</b> </p>

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

EU Directive	England & Wales
	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>124 g/kWh</p> <p>148 g/kWh</p> <p>155 g/kWh</p> <p>178 g/kWh</p> <p>201 g/kWh</p> <p>217 g/kWh</p> <p>243 g/kWh</p> <p>Highly environmentally friendly - higher CO<sub>2</sub> emissions</p>