



CONSTITUTION HILL ROAD,
POOLE











DETAILS

A detached family residence within walking distance of Ashley Cross with versatile accommodation including 5 bedrooms, 3 bathrooms and 3 reception rooms. The property is laid out over three levels with substantial living space just over 3,000 sq ft and has a large rear garden.

On the first floor, the property offers 4 double bedrooms, 2 with en-suites and a family bathroom.

The ground floor has a large open plan kitchen/breakfast room, laundry/utility room, a great reception entrance hall and a living room overlooking the rear garden.

On the lower level is the 5th bedroom/games room and study, with separate cloakroom. This space also provides potential to become a separate apartment/annexe/living space for relatives or perhaps letting, if desired.

To maximise comfort, five rooms have been fitted with air conditioning units.

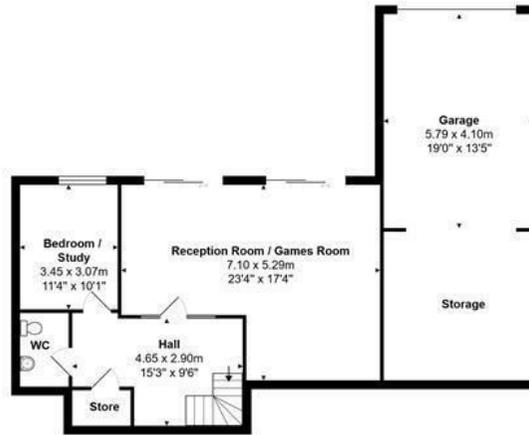
The front garden is landscaped to give you an easy in and out driveway, access to the two garages and side drive. The rear garden can be accessed with a vehicle or small motorhome/boat. The good sized rear garden is mainly laid to lawn with flowers, tree and shrub borders.

AT A GLANCE

Guide Price:	£925,000
Tenure:	Freehold
Stamp Duty:	£36,250
Local Authority:	BCP Council
Council Tax:	BCP (Poole) Band E

KEY FEATURES

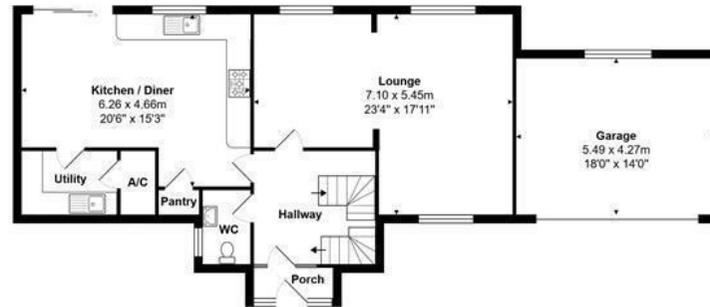
- Large detached family house
- Over 3,000 sq ft of accommodation
- 5 bedrooms • 3 bathrooms • 3 reception rooms
- Baden Powell & Courthill Schools' catchment area
- 2 Garages
- Plenty of parking with space for boat or motorhome
- Set over three floors
- Good size rear garden
- Gas fired central heating



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Total Area: 287.4 m² ... 3093 ft²

All measurements are approximate and for display purposes only

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