



Chapel Road, Ashley Cross

£535,000

A detached family home situated in the heart of Ashley Cross within easy walking distance of the local restaurants, cafes, bars and Parkstone train station. The accommodation is well presented throughout and comprises; spacious modern fully fitted kitchen/breakfast room overlooking the rear garden, separate lounge, large utility room and downstairs wc. On the first floor there are three bedrooms and a modern family bathroom and stairs lead to the second floor with a further double bedroom and wc. Externally the property has a good size secluded rear garden large shingle area and driveway to the front for ample off road parking. There is also a car port to the side of the property and a detached garage.

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KEY POINTS

- Detached character family home
- Sought after road in Ashley Cross
- Well presented and modern accommodation over three floors
- Spacious open plan kitchen/breakfast room
- Separate lounge
- Large utility room
- Downstairs wc
- Four bedrooms
- Modern fitted family bathroom
- Large secluded garden
- Off road parking, car port and garage
- Within easy walk of Ashley Cross and Parkstone train station

LOCATION

The Lower Parkstone area offers easy access to the renowned award winning Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest temperatures in the UK and stunning views of the Isle of Wight and Purbeck Hills.

Ashley Cross Village is a short walk away with a variety of shops, restaurants and bars, with Bournemouth and Poole town centres also nearby with a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main train routes from either Poole, Parkstone or Branksome station which connect to the Weymouth to London Waterloo South West train service.

SCHOOL CATCHMENT

Courthill First School

Baden Powell Middle School

TENURE

Freehold

COUNCIL TAX

E

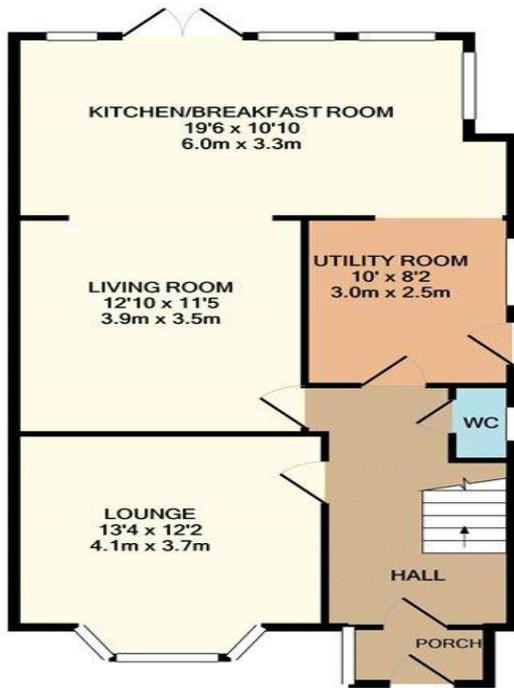
LOCAL AUTHORITY

Poole

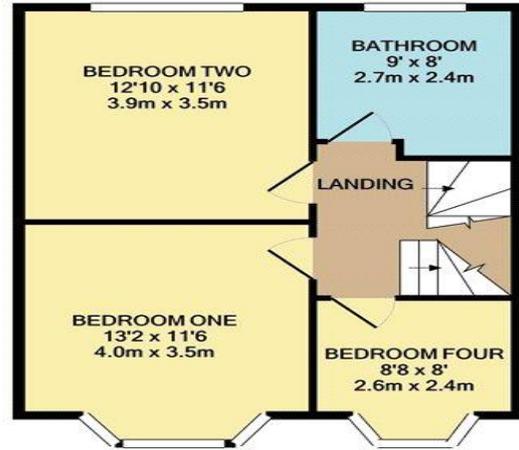
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

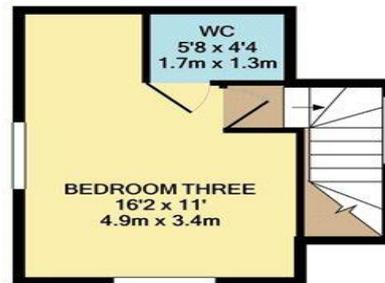




GROUND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 209 SQ.FT.
(19.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1406 SQ.FT. (130.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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