DANEHURST

ESTATE AGENTS



HINCHLIFFE ROAD, POOLE, BH15 4ED

Price range £475,000



** Guide Price £475,000 - £500,000 **

A beautifully maintained 1930s detached house located in close proximity to Hamworthy Park with its beach and open green spaces. Cobbs Quay Marina is just a stone's throw away, making it a haven for boat enthusiasts.

This spacious family home offers 1320 sq ft of accommodation and has has undergone a comprehensive refurbishment over the years, including a stunning rear extension that overlooks the rear garden, new roof and boiler. The house boasts three bedrooms, family bathroom, downstairs cloakroom, separate sitting room, an open-plan lounge and a kitchen with double doors that open onto the good-sized rear garden.

OUTSIDE: The rear garden enjoys a southerly aspect, featuring a spacious patio area adjacent to the rear of the property, perfect for entertaining and barbecues. At the bottom of the garden, there's another patio area ideal for a seating area to relaxing and enjoying the sun. The remaining garden area is laid to lawn and enclosed by panel fencing. At the front of the property, you'll find a block-paved driveway offering off-road parking, to the side of the property there is a garage with double doors and access to the rear garden with the remainder of the front garden laid to lawn and enclosed by low panel fence.

Council Tax Band: E







- Beautiful 3 Bedroom Detached House
- Views over Holes Bay from Master Bedroom
- Stunning Kitchen Dining Sitting Room
- Southerly Facing Garden
- Second Reception Room
- Large Rear Trerrace
- Near Cobbs Quay & Hamworthy Park
- Garage and ample Parking
- EPC Rating D (63)











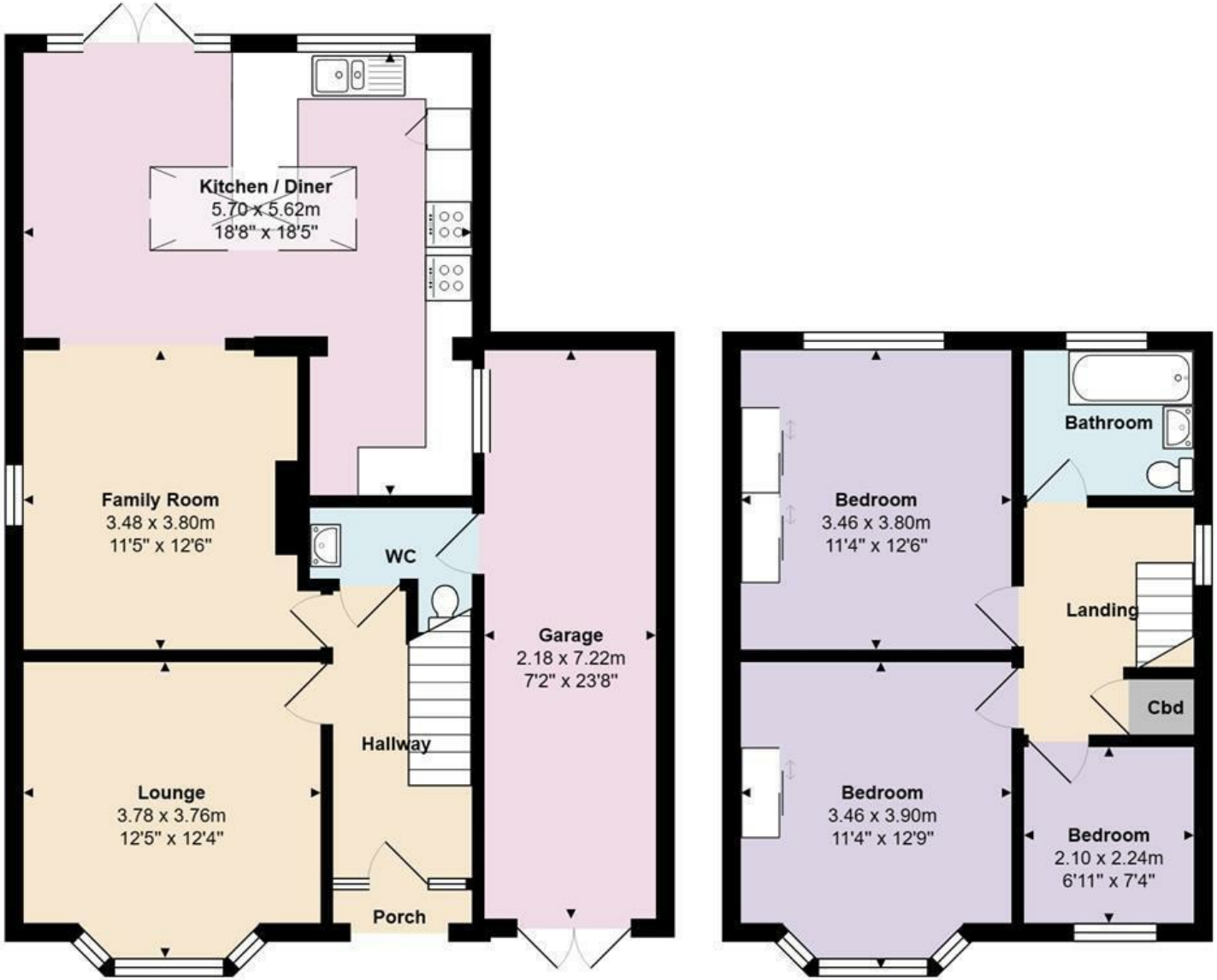


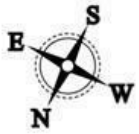




Location

Located close to Hamworth Park with it beach, open green spaces and views of Brownsea Island and Cobb's Quay with its prominent marina offering berthing facilities for a wide range of boats and yachts. It also offers restaurants and cafes where visitors can relax and enjoy a meal or a drink with a view of the harbour. The historic town of Poole is close by with train station and main line links into London. In the town centre is the Dolphin shopping centre with a variety of bars, restaurants and coffee shops.





Total Area: 123.4 m² ... 1329 ft²

All measurements are approximate and for display purposes only

www.yourhomezone.co.uk



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