

Springfield Crescent, Ashley Cross, BH14 8LL



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# What it's got.

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If you are looking for a well presented property you can put your stamp on and turn into a lovely family home, this could be the one!

Behind the doors of this deceptive chalet bungalow you will be surprised by the size and versatility this home has to offer. The entrance is spacious and allows easy access to the lower level. To the front you will find a large kitchen/breakfast room which has been comprehensively fitted and has room for a table and chair and door to side. Next door there is a generous lounge with focal fireplace and the dual aspect window allow the natural light to flood in. Moving to the rear of the property there is a further reception room which leads onto the conservatory. A ground floor bedroom with built in wardrobes and en-suite shower room. The large main bathroom completes this floor.

Moving upstairs you have a split-level landing where you will find three double bedrooms and a shower room.

The garden has been beautifully landscaped over the years and presents a sunny Southerly aspect with a large patio and plenty of mature tree/plants and shrubs borders and enjoys a good deal of seclusion making it a great place in the summer months for bbq's, alfresco dining and socialising. To the side there is large double length garage with front and rear access and benefits from light & power. **NB:** The garage lends itself well to an extension or an annexe/office unit. The front driveway provides off road parking for several cars.

This property is an exciting prospect for any potential buyers, there is so much opportunity to renovate and remodel. Whether you are looking for a conventional family home, a small project or just a nice chalet bungalow you must not miss this chance of viewing this property.





## What the owner says.

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“Our parents have been really happy in this house with its sunny garden. Stand-out features that we've all loved are the seasonal sea 'glimpse' from the back bedroom and the wonderful location - it's so close to the bustle of Ashley Cross and the mainline train station whilst still being a really quiet spot, with lovely neighbours.”



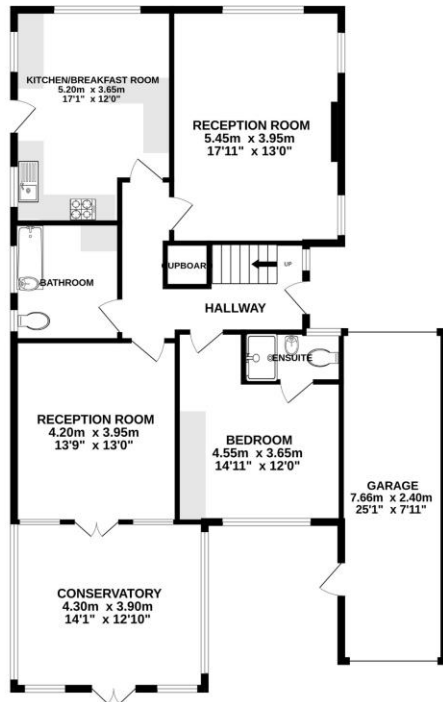
## Where it is.

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Springfield Crescent is in a great location due to its close proximity to the ever-popular Ashley Cross village boasting an array of fashionable bars, trendy bistros, boutique shops and amenities. The central point of the village is Parkstone Green where there is a focal fountain and the community gather to relax in the dappled sunlight under the trees, eating produce from the range of local cafes & eateries. Ashley Cross boasts a lovely community and the small local music festivals/ charity events are always popular and even bring visitors from outside the area. The beautiful Poole Park is not far away boasting 110 acres of parkland, large play parks, popular eateries, a saltwater lagoon, and beautiful lakes. The award winning beaches of Sandbanks and the town centres are both a short drive away.

GROUND FLOOR  
124.5 sq.m. (1340 sq.ft.) approx.



1ST FLOOR  
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA: 182.4 sq.m. (1963 sq.ft.) 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 operation or efficiency can be given.  
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## Technical bits.

- Approx. 1963 sq ft in accommodation
- Four good sized bedrooms (one ground floor level)
- Two reception rooms
- Conservatory
- Large garage and driveway with parking for several cars
- Loads of potential to extend and improve (STPP)
- Popular quiet residential road
- Short walk into Ashley Cross & to the train station
- Courthill & Baden Powell school catchment
- No chain

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