

Sandringham Road, Ashley Cross, BH14 8TH



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What it's got.

Behind the front door of this well presented home you will be surprised by what this deceptive house has to offer.

Starting on the ground floor you have a downstairs cloakroom & storage off the entrance hallway with a door leading to the open plan kitchen/lounge/diner with a modern fitted kitchen and plenty of space for dining and living furniture. French door lead effortlessly onto the enclosed garden. Here are you will find a low maintenance, sun trap ideally for BBQ's, socialising and sunbathing whilst enjoying a good deal of privacy.

Moving back into the house and up to the first floor. There is a large lounge which the current owner is using as a bedroom with a Juliet balcony and built in storage. Also on this level you will find another bedroom and the main family bathroom.

Leading to the top you will find the impressive main bedroom with vaulted ceiling, Juliet balcony and Velux skylights allow the natural light to flow through. You also have a contemporary en-suite and built in wardrobes. There is another bedroom and built in storage cupboard.

To the rear of the block is the allocated off road parking accessed via a driveway.

Tenure - Freehold





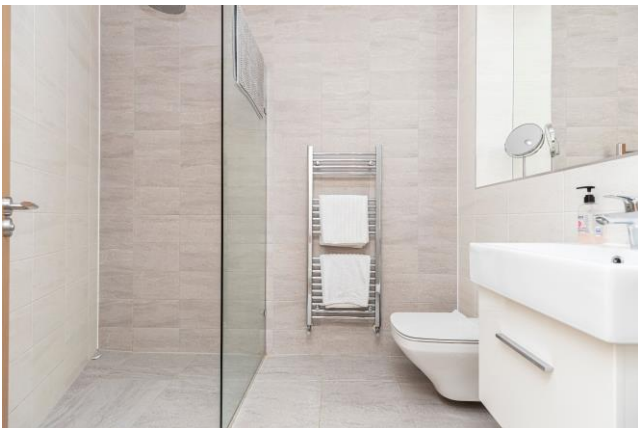
What the owner says.

"I fell in love with the house due to its flexible accommodation, lovely garden and close proximity to Ashley Cross. I travel to London regularly for work, and having the train station only 2 minutes walk away is perfect!"

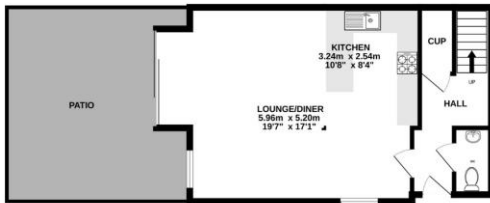


Where it is.

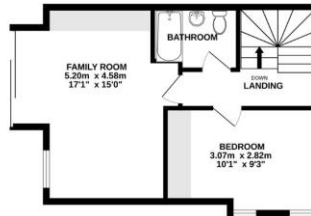
Location, Location, Location! You literally have everything on your doorstep with Ashley Cross just a short walk away with its array of amenities, fashionable bars, trendy bistros and delis. Parkstone train station has regular direct routes to Waterloo, London. Poole & Bournemouth town centres are both within easy reach and the award-winning beaches of Sandbanks can be easily driven, cycled or walked to.



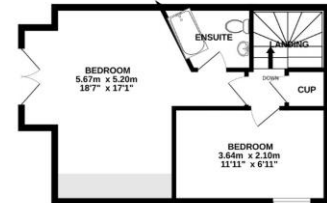
GROUND FLOOR
44.2 sq.m. (476 sq.ft.) approx.



1ST FLOOR
41.3 sq.m. (444 sq.ft.) approx.



2ND FLOOR
40.5 sq.m. (436 sq.ft.) approx.



TOTAL FLOOR AREA: 126.0 sq.m. (1356 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 operability or efficiency can be given.
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Technical bits.

- Approx. 1356 sq ft of accommodation
- EPC rating – B
- Council Tax Band – E
- Fabulous open plan kitchen/lounge/dining room
- 3/4 bedroom cluster house
- Private and enclosed south facing patio
- Ideal location within a short walk into Ashley Cross
- Allocated parking space
- Freehold
- 2 bathrooms and ground floor wc

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.