

Courthill Road, Poole, BH14 9HJ



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ESTATE AGENTS

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# What it's got.

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A four bedroom family home offering over 1380 square feet of accommodation in the ever popular Courthill school catchment. Take a look at the garden in this fantastic home.

Starting with the downstairs, an entrance hallway leads to the semi open plan lounge/dining/family room which is the real hub of the home and where you will spend majority of your time as offers so much versatility. Beyond this kitchen/breakfast family area. The kitchen itself has fitted appliances including double oven, five ring gas hob, a wine fridge, dishwasher and fridge freezer. This flows beautifully onto the private, sunny rear garden.

The utility room and downstairs W.C. completes the ground floor.

On the first floor there are three bedrooms, two good size doubles, both benefitting from built-in wardrobes. The third bedroom is a single or would make an excellent office. There is also a four piece family bathroom.

A staircase leads up to the second floor which leads to a further impressive double bedroom with further storage.

Outside offers parking for a couple cars and a great sized garden.







## What the owner says.

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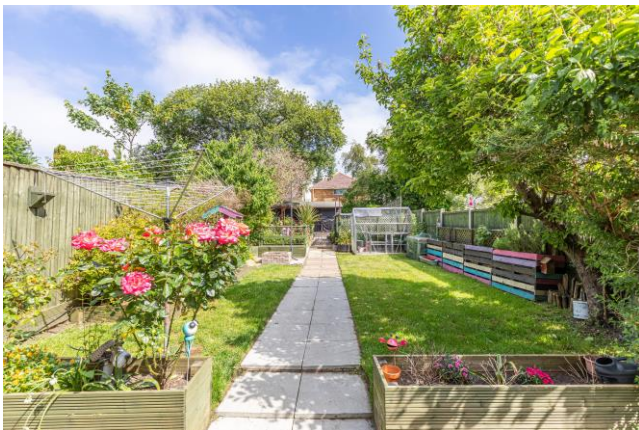
I have grown up living in Lower Parkstone so know the area very well... I originally bought the house when then children were young so we had the benefit of the 'outstanding' local schools. Location near the beach and halfway between Poole/Bournemouth for work was a real bonus as well as family living within walking distance. We love the outdoors so having the benefit of the large garden has been a real asset which seems to be difficult to find in properties locally.



## Where it is.

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Courthill Road is an extremely popular location due to its proximity to the school. You can also easily walk to the local shops, bus stops and Alexandra Park. Poole and Bournemouth town centres and the award winning beaches of Sandbanks are all a short drive away. Ashley Cross can be walked to with its little shops, facilities, fashionable bars and bistros. Parkstone train station commutes directly to Southampton, Winchester and London.





TOTAL GROUND AREA: 31.03 sqm (338 sqft) approx.  
 When making decisions on the best route to attract the attention of the public, consult your solicitor.  
 If there are any other items of interest, please contact the agent responsible for the sale.  
 The plan is for illustrative purposes only and should not be used as a basis for any  
 prospective purchase. The actual, relative and absolute dimensions of the property and its  
 contents should be verified by the agent.  
 Grounded document 1/2021

## Technical bits.

- Freehold
- Council tax band C
- EPC rating - D
- Approx 1380 sqft of accommodation
- Four bedroom family home
- Off road parking for a couple of cars
- Favoured school catchment
- No forward chain

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.