



Earlham Drive, Lower Parkstone BH14 0HH

Situated within a very popular cul-de-sac location a short distance away from Ashley Cross lies this character detached three bedroom family home. There is modern contemporary living on offer with a superb open plan kitchen/dining room and this wonderful family home is also set within the favoured Courthill and Baden-Powell school catchments.

EPC: 47 Council Tax Band: D Price: £500,000 Freehold







Key Features

- CHARACTER DETACHED FAMILY HOME
- ENTRANCE HALLWAY & GROUND FLOOR CLOAKROOM
- LOUNGE & CONSERVATORY
- SUPERB OPEN PLAN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- THREE GOOD SIZE BEDROOMS
- MODERN FITTED BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- DRIVEWAY PROVIDING OFF ROAD PARKING
- FAVOURD SCHOOL CATCHMENT
- WESTLEY FACING REAR GARDEN & CUL-DE - SAC

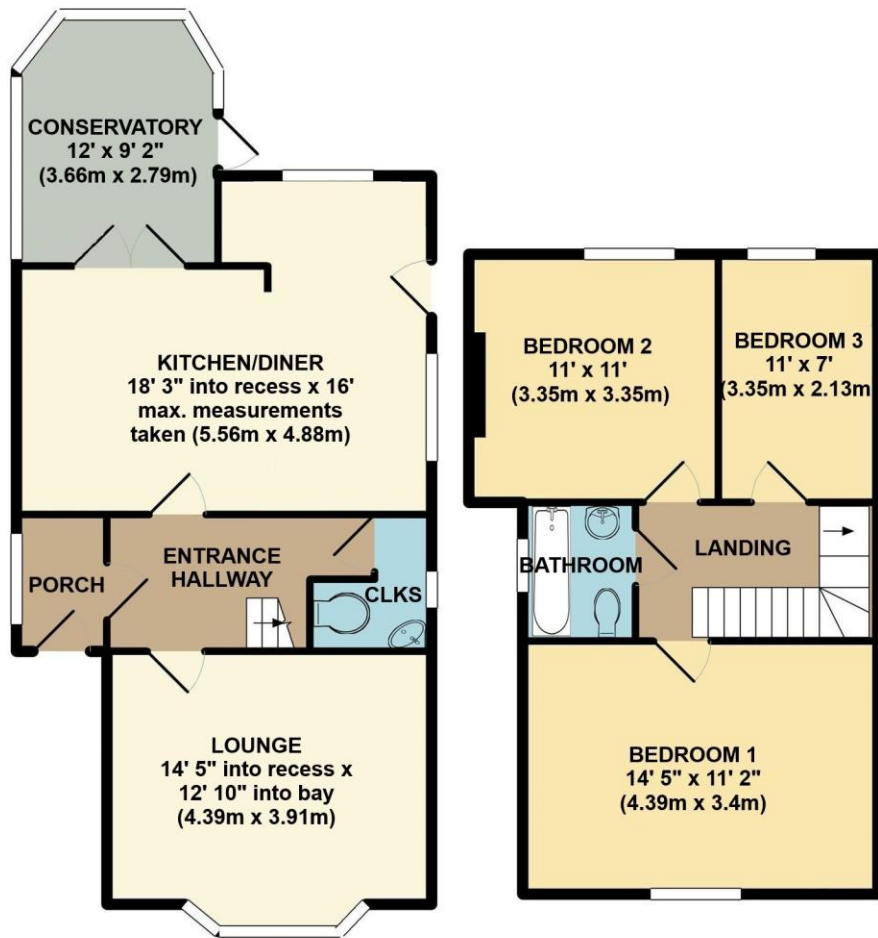
The Property

A side porch leads through to the entrance hallway serviced by a ground floor cloakroom, and a door leads off to the front cosy lounge. To the rear there is an impressive stylish modern fitted open plan kitchen/dining room with soft close units and integrated appliances, and from here is access into the conservatory.

On the first floor there are three good size bedrooms and a modern fitted contemporary bathroom suite completes the accommodation.

To the front of the property is a spacious tarmac driveway providing off road parking, with side access via a wooden gate leading into the sunny aspect westerly facing rear garden with a patio area.

The property lies within a small cul-de-sac and is set within the popular Courthill and Baden Powell school catchments. Ashley Cross with its fashionable bars, restaurants and main line London railway station is only a short drive away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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