

Wynford Road, BH14



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What it's got.

This large four bedroom detached family home is offered for sale in the highly sought-after area of Lower Parkstone. Ideally positioned within an excellent school catchment and just a short stroll from Ashley Cross & Penn Hill, the property benefits from easy access to a variety of shops, restaurants, and bars.

The ground floor features a welcoming entrance hall leading to a spacious living room, separate dining room, a well-proportioned fitted kitchen, a downstairs WC, Utility room, and an internal garage.

Upstairs, the first floor offers four generously sized bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

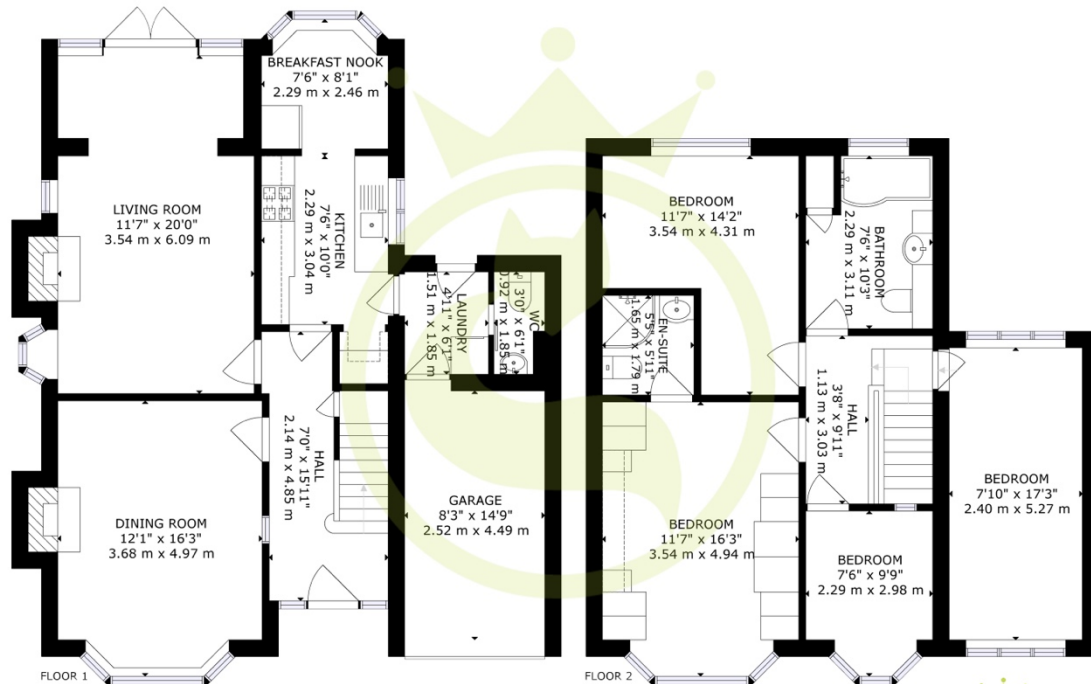
Externally, the property boasts a sunny rear garden, as well as a front driveway providing off-road parking for multiple vehicles.





Where it is.

The location is key and absolutely ideal for families. Both Courthill Infant and Baden Powell Junior school are a short 5-10 minutes walk. The amenities of Ashley Cross are also within walking distance with trendy bistros, boutique shops and cafes. The train station offers direct routes to Waterloo, London. Poole and Bournemouth town centres and the award winning beaches of Sandbanks are in easy reach.



GROSS INTERNAL AREA
 FLOOR 1: 876 sq.ft, 81 m², FLOOR 2: 736 sq.ft, 68 m²
 TOTAL: 1612 sq.ft, 149 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Technical bits.

- Large 4 Bedrooms Detached House
- Internal garage
- Driveway for multiple cars
- Council tax band - D
- Courthill & Baden Powell school catchment area
- Short distance from Ashley Cross & Penn Hill Villages
- Short distance from Parkstone train station with direct links to London, Waterloo
- Approx 1612 Sq.ft.

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.