

Offers Over £450,000 | 3 Bedrooms.



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# What it's got.

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If you want a contemporary family home within excellent school catchment then you must come and view this house.

You will spend all your time in the back of the house where a conservatory leads onto a lovely westerly facing garden which is blissfully light and sunny. Downstairs also benefits from a separate dining room with bay window, a utility room, modern kitchen and a downstairs WC.

To the first floor we have three double bedrooms and family bathroom. An added benefit of a spiral staircase to a loft room with en-suite completes the upstairs accommodation.

Outside we have off road parking for a couple of cars.





## What the owner says.

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"This house is a home. It's so friendly and it's been our buddy for thirty five years!

Now our children have grown and found their own homes, it's on to new adventures for us. Leaving behind our buddy will be hard but a new family will hopefully love this home as much as we do."



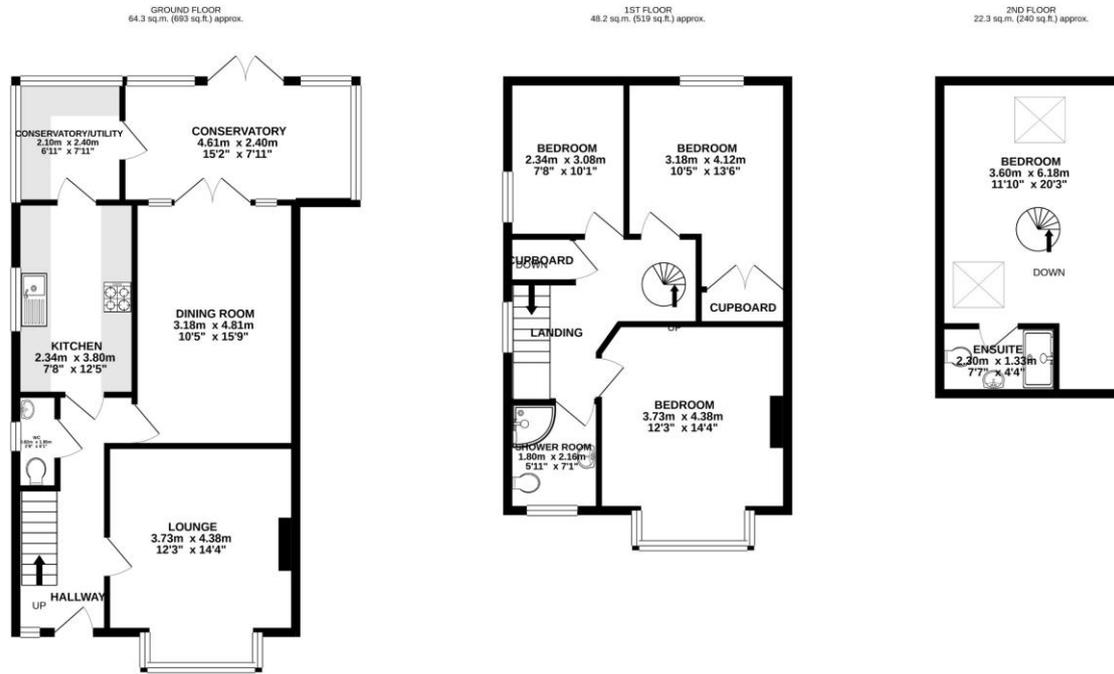
## Where it is.

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Alexandra Park is a popular family destination due to its close proximity to the local schools, amenities and park. You can walk to all and even have a Waitrose on your doorstep. There are regular bus routes to/from Poole and Bournemouth and Parkstone train station is not far away with direct routes to Waterloo, London. You can also easily drive or cycle to the award winning beaches of Sandbanks.



# 9 Hardy Road, Lower Parkstone, BH14 9HW



TOTAL FLOOR AREA: 134.8 sq.m. (1451 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.

- Freehold
- Approx 1451 sq ft
- Council tax band - D
- Favoured school catchment
- Large loft room and en-suite
- West facing garden
- Substantial family home
- Three double bedrooms

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