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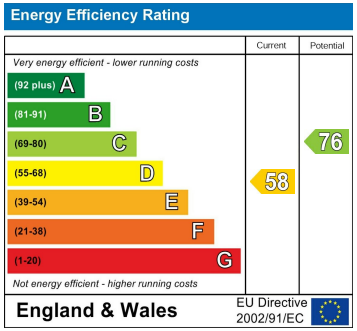
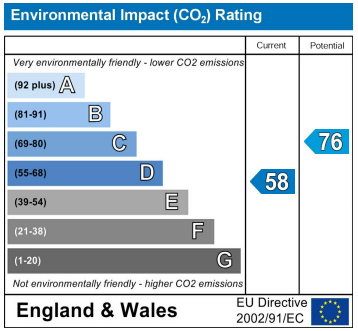
**Eastlake Avenue, Poole | Offers In The Region Of £425,000**
**Call us today on 01425 272163**




**Thinking of Selling?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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**Nestled in a tranquil cul-de-sac on Eastlake Avenue, Poole, this charming house offers a perfect blend of comfort and versatility. With three spacious reception rooms, this property is ideal for both family living and entertaining guests. The well-appointed kitchen flows seamlessly into the dining area, creating a warm and inviting atmosphere.**

**The standout feature of this property is the converted double garage, which has been transformed into a huge space of c18ft x 25ft which could be used as a family room/games room or a home office/studio. This flexible space can be tailored to suit your needs, whether you require a creative workspace or a comfortable area for family gatherings. The converted garage benefits from natural light that flows through the two large double-glazed windows and bi-fold doors that lead out into the sunny, tranquil garden area.**

**The house boasts three good sized bedrooms, two of which have fitted wardrobes, providing ample space for relaxation and privacy. The upstairs family bathroom is modern and benefits from both a bath and a walk-in shower.**

**Additionally, the property offers off-road parking and there is unlimited off-street parking, a valuable asset in this desirable location. The peaceful surroundings of the cul-de-sac provide a safe environment for children to play and for residents to enjoy a sense of community.**

**The property is just a short walk from the pretty and thriving village of Ashley Cross which offers a great selection of local restaurants and bars. The village of Westbourne is a 10 min drive away, here you can enjoy shopping in independant shops and artisan coffee houses. If it is the beaches that you enjoy then it is just a 15minute drive to Branksome & Sandbank beaches with their 7 mile stretch of sandy beaches and the 5 minute Sandbanks ferry to the Purbecks.**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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