

71 Runnymede Avenue, Poole, BH11 9SG

£565,000

- Four / Five Bedrooms
- Kitchen / Breakfast Room & Utility Room
- UPVC Double Glazing
- Downstairs Cloakroom
- Solar Panels
- Spacious Detached Family Home
- Two / Three Reception Rooms
- Gas Central Heating
- Annex Potential
- Driveway Providing Ample ORP

SUPERB SPACIOUS FAMILY HOME / FOUR BEDROOMS & THREE RECEPTION ROOMS / LOVELY SECLUDED REAR GARDEN >>> Greys Estate Agents are delighted to offer for sale this spacious family home situated in a popular position in Bearwood. The property comprises: Four / five bedrooms, good size lounge, separate dining room, UPVC conservatory, kitchen / breakfast room, an addition downstairs reception room (currently used as an office), upstairs study / cot room, utility room and a downstairs cloakroom. Other benefits include an en-suite WC to bedroom one, a family bathroom, UPVC double glazing, gas central heating, Solar panels, a lovely secluded rear garden with a feature summer house and an in and out driveway providing ample off road parking.

4 2 3 C



FAMILY LOUNGE

16'7" x 14'7" (5.062 x 4.459)

DINING ROOM

11'0" x 9'1" (3.355 x 2.772)

UPVC CONSERVATORY

OFFICE / BEDROOM FIVE

18'5" x 8'4" (5.635 x 2.549)

KITCHEN / BREAKFAST ROOM

15'11" x 10'8" (4.856 x 3.271)

UTILITY ROOM

8'4" x 6'0" (2.557 x 1.837)

DOWNSTAIRS CLOAKROOM

BEDROOM ONE

13'5" x 14'11" into wards (4.09m x 4.55m into wards)

BEDROOM TWO

11'7" x 11'4" (3.545 x 3.472)

BEDROOM THREE

16'7" x 8'1" (5.056 x 2.485)

BEDROOM FOUR

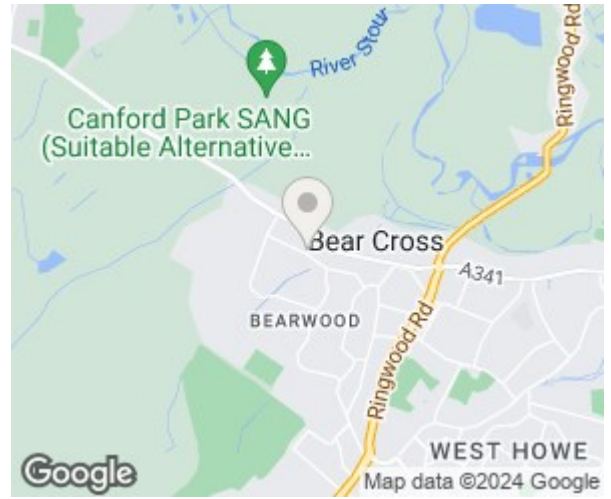
9'0" x 9'0" (2.745 x 2.745)

FAMILY BATHROOM









Viewings by arrangement only. Call 01202 749390 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

il floor area 188.9 sq.m. (2,034 sq.ft.) approx



First Floor