



## Cranbrook Road, Parkstone, Poole, BH12 3HZ

£435,000

- Four / Five Bedrooms
- Bathroom & Shower Room
- UPVC Double Glazing
- Close To Local Amenities & Schools
- Driveway With Ample ORP
- Spacious Detached Chalet Style Bungalow
- Kitchen / Breakfast Room
- Gas Central Heating
- Westerly Rear Garden
- Detached Garage

SPACIOUS AND WELL PRESENTED DETACHED CHALET STYLE BUNGALOW WITH A LOVELY WESTERLY FACING REAR GARDEN / IDEAL FAMILY HOME >>> Greys Estate Agents are delighted to offer for sale this spacious and well presented chalet style bungalow situated in the popular Cranbrook Road in Parkstone, Poole. The property comprises: Four / five bedrooms, lounge, kitchen / breakfast room, downstairs shower room and an upstairs bathroom. Other benefits include UPVC double glazing, gas central heating, lovely Westerly facing rear garden, front garden, block paved driveway providing off road parking for a few cars and a detached garage. The property is also situated close to the local schools and the amenities of Ashley Road, including Waitrose and various other shops and cafes.



## LOUNGE

15'0" x 11'11" (4.597 x 3.651)

## KITCHEN / BREAKFAST ROOM

11'11" x 11'10" (3.640 x 3.616)

## DOWNSTAIRS SHOWER ROOM

## BEDROOM ONE

12'7" x 11'2" into bay (3.840 x 3.411 into bay)

## BEDROOM TWO

12'6" x 11'0" into bay (3.815 x 3.363 into bay)

## RECEPTION ROOM / ADDITIONAL BEDROOM

8'11" x 11'2" (2.726 x 3.427)

## LANDING

## BEDROOM THREE

13'0" x 9'8" max (3.977 x 2.956 max )

Agents Note: The ceilings are partly sloping with some restricted headroom.

## BEDROOM FOUR

18'3" x 9'10" max (5.569 x 3.020 max )

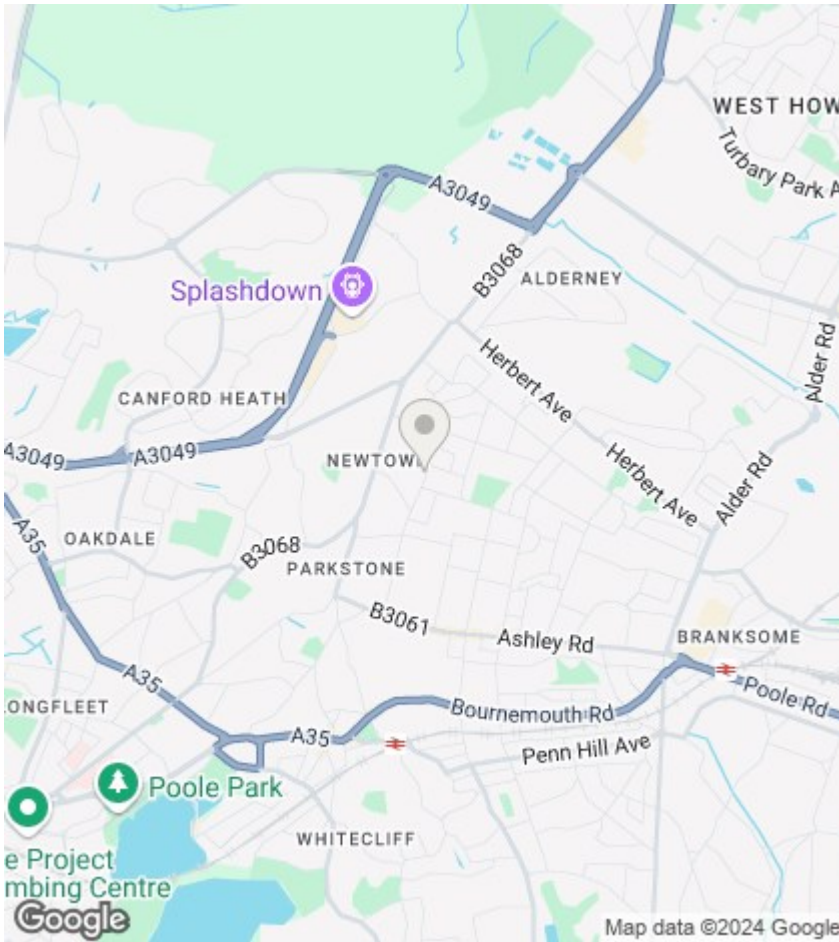
Agents Note: The ceilings are partly sloping with some restricted headroom.

## BATHROOM (with shower and bath)









## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

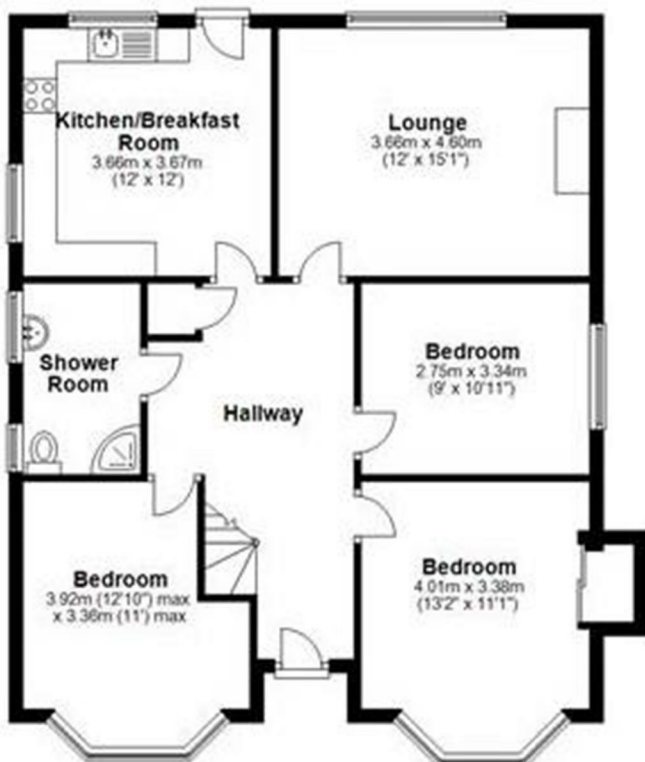
Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		66	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

