



91 French's Farm Road, Upton, Poole BH16 5RT
Guide Price £485,000 Freehold





**** VIEW OUR VIDEO TOUR - VENDOR SUITED **** An exceptional family residence nestled at the end of a cul-de-sac in Upton. This splendid dwelling boasts versatile and well-lit living spaces, encompassing an entrance porch, hallway, a kitchen complete with integrated appliances, a spacious 19' lounge, a dining room, and an impressive 22' living space with patio doors opening onto the garden. Additionally, the home comprises three generously proportioned bedrooms, two of which feature en-suite bathrooms, and ample storage. The exterior reveals a delightful, low-maintenance private rear garden and a front courtyard. Added conveniences encompass double-glazed windows, central heating, and an ample block-paved driveway leading to a double garage. We highly recommend scheduling a viewing.

Entrance Hall:

Lounge:
5.97 x 3.5 (19'7" x 11'5")

Dining Room:
3.44 x 3.21 (11'3" x 10'6")

Kitchen:
4.04 x 2.58 (13'3" x 8'5")

Living Room:
6.71 x 3.5 (22'0" x 11'5")

Master Bedroom:
4.47 x 3.03 (14'7" x 9'11")

Master En-Suite

Bedroom Two:
4.47 x 2.75 (14'7" x 9'0")

En-Suite:

Bedroom Three:
2.75 x 2.37 (9'0" x 7'9")

Cloakroom:

Front & Rear Gardens

Double Garage
7.20 x 3.34 (23'7" x 10'11")

Tenure

Tenure: FREEHOLD
Postcode: BH16 5RT
EPC: 2033
Council Tax: E £2,506.02 2023/2024
School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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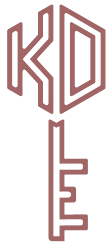
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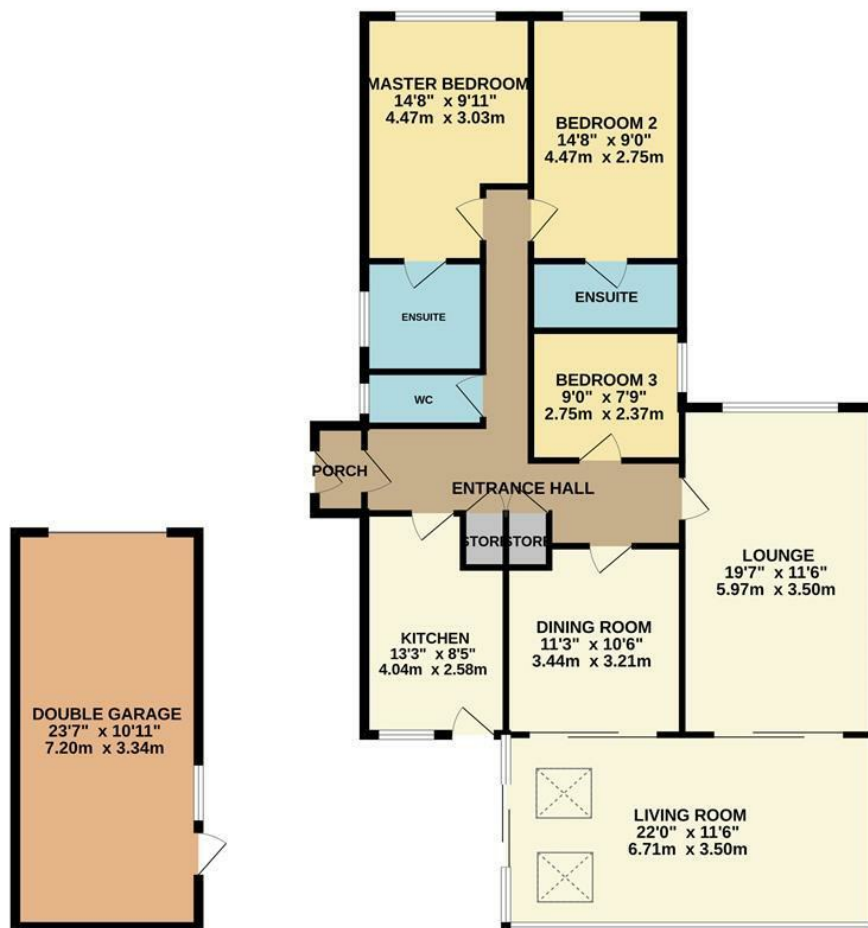
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GROUND FLOOR
1569 sq.ft. (145.7 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) 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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All room dimensions given above are approximate measurements

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Key Drummond

Tel: 01202 681113

oakdale@keydrummond.com

www.keydrummond.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(68-80) C		68	
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			