



£1,650,000

Eden House, 61 Haven Road, Canford Cliffs, Poole, Dorset, BH13 7LH



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Haven Road, Canford Cliffs, Poole, Dorset, BH13 7LH

An immaculately presented and recently refurbished detached property situated in the heart of Canford Cliffs. The property boasts spacious accommodation across two floors, traditional style living and a short walk from Flathead Chine/Blue Flag Beaches.

- NEWLY REFURBISHED PROPERTY
- HEART OF CANFORD CLIFFS
- WALKING DISTANCE TO BEACH
- FOUR DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION OVER TWO FLOORS
- OPEN PLAN LIVING
- PRIVATE DRIVE
- LEVEL REAR GARDEN
- VACANT POSSESSION

Local Authority BCP, Tax Band G, Tenure: Freehold



Property Comprises

The property is situated in a popular road within the heart of Canford Cliffs and is only a short walk from the Village itself and the award winning Blue Flag Beaches, making it an ideal location for a full time or second home.

This attractive family home is beautifully presented, bright and spacious throughout with huge amounts of character but also featuring a modern and stylish interior. The property has undergone a dramatic transformation and makeover by the current owners resulting in a stunning home which is ideal for modern family life.

The accommodation has been well planned and extends to 1,955 square feet to include a wonderful kitchen dining room which includes a range, stone tops and all mod cons, large open plan lounge dining room giving access to the rear garden, downstairs shower room, utility and ample storage.

To the first floor are four double bedrooms including the impressive master suite with ensuite shower room a family bathroom completes the accommodation on this floor. Externally the property is approached via a block paved drive offering ample off road parking, a side gate gives access to a private low maintenance rear garden with entertaining areas.







Location

Canford Cliffs

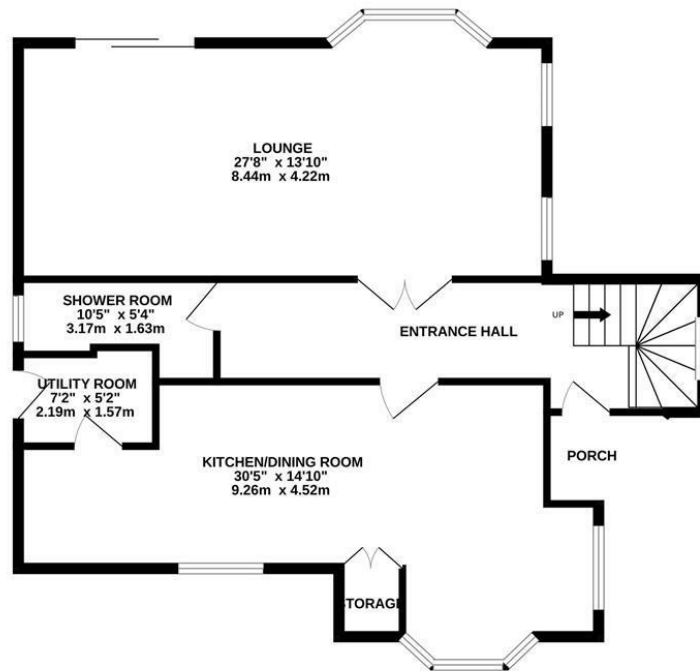
Canford Cliffs Village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences.

The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water-sports facilities.

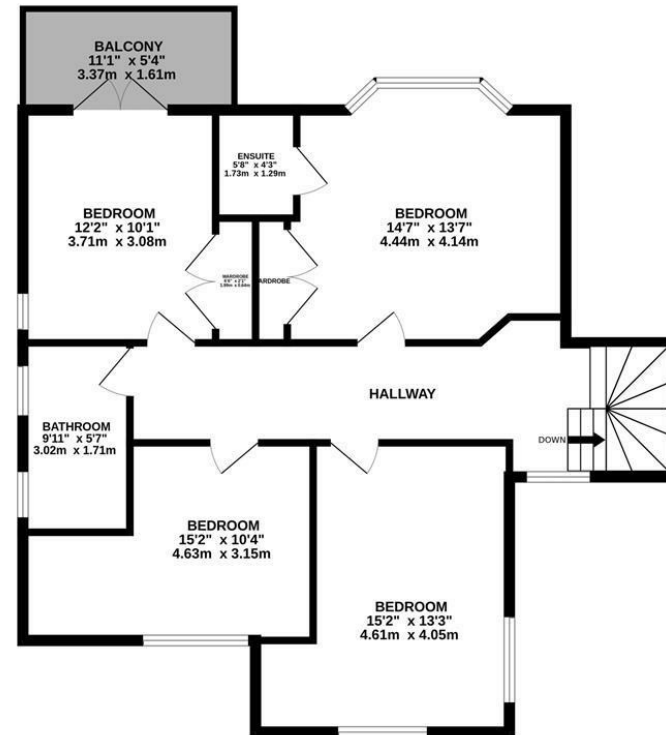
The 18 hole Championship Parkstone Golf Club is approximately a mile away whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.



GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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