



77 Sandy Lane, Upton, Poole BH16 5LT
Guide Price £440,000 Freehold





**** SOLD BY KEY DRUMMOND - SIMILAR PROPERTIES REQUIRED **** This exquisite family residence is located in the sought-after Sandy Lane area of Upton, Poole. This exceptional dwelling features an inviting entrance hallway, a delightful living room, an expanded contemporary kitchen/breakfast room, a convenient downstairs cloakroom, three spacious bedrooms, a family bathroom, double glazing, and central heating. The exterior boasts a breathtaking rear garden spanning over 100 feet, an external office with a restroom, and a generous driveway for off-road parking. Additionally, this property offers the advantage of being chain-free, making it a highly recommended viewing opportunity.

Entrance Hallway:

Kitchen:

5.61 x 2.69 (18'4" x 8'9")

Living Room:

5.61 x 3.68 (18'4" x 12'0")

Lounge/Snug:

4.10 x 3.50 (13'5" x 11'5")

Downstairs Cloakroom:

Master Bedroom:

4.10 x 3.50 (13'5" x 11'5")

Bedroom Two:

Bedroom Three:

2.61 x 2.31 (8'6" x 7'6")

Bathroom:

Office/Gym to Rear Garden

4.08 x 2.51 (13'4" x 8'2")

With toilet facilities.

Tenure

Tenure: Freehold

Postcode: BH16 5LT

EPC: D

Council Tax: D

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

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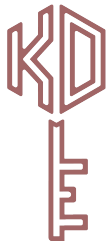
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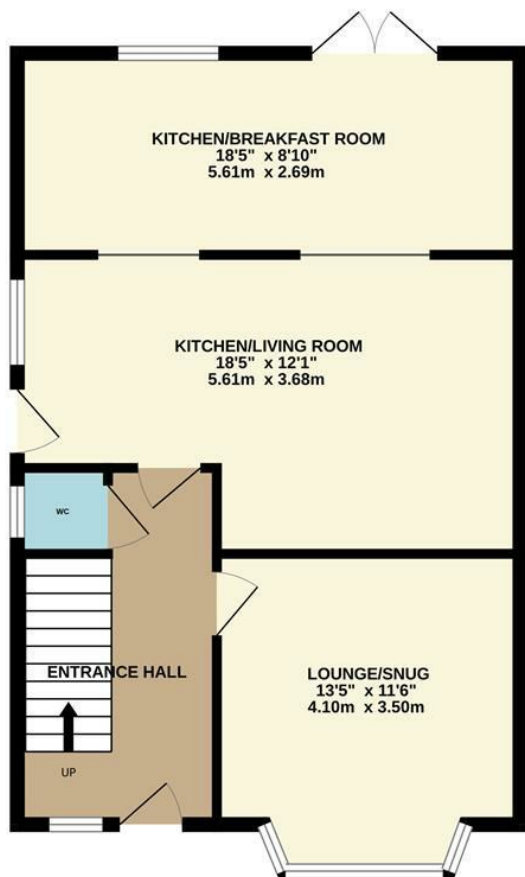
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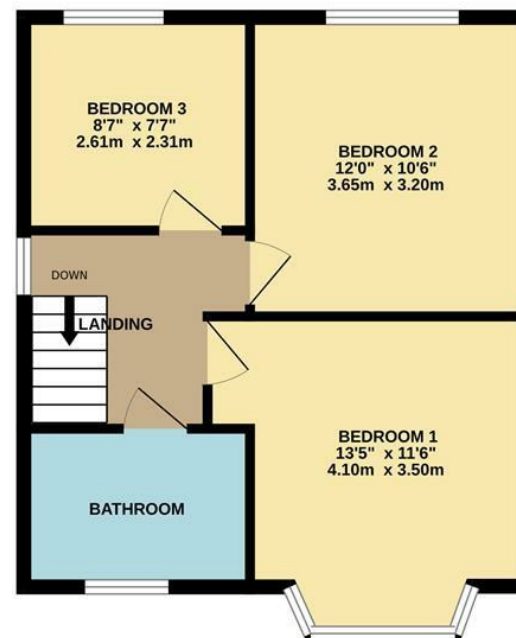




GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(68-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
		67	81