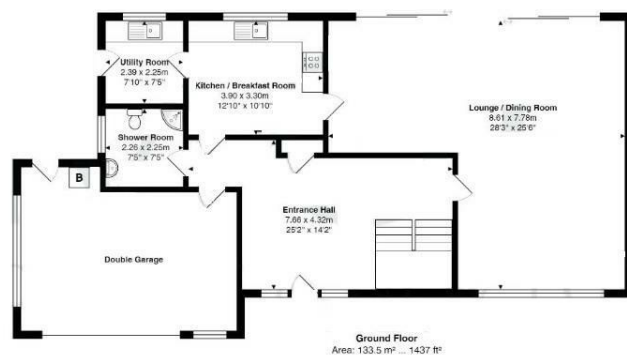




Hérons Reach Beach Road, Upton, Poole, Dorset, BH16 5NA

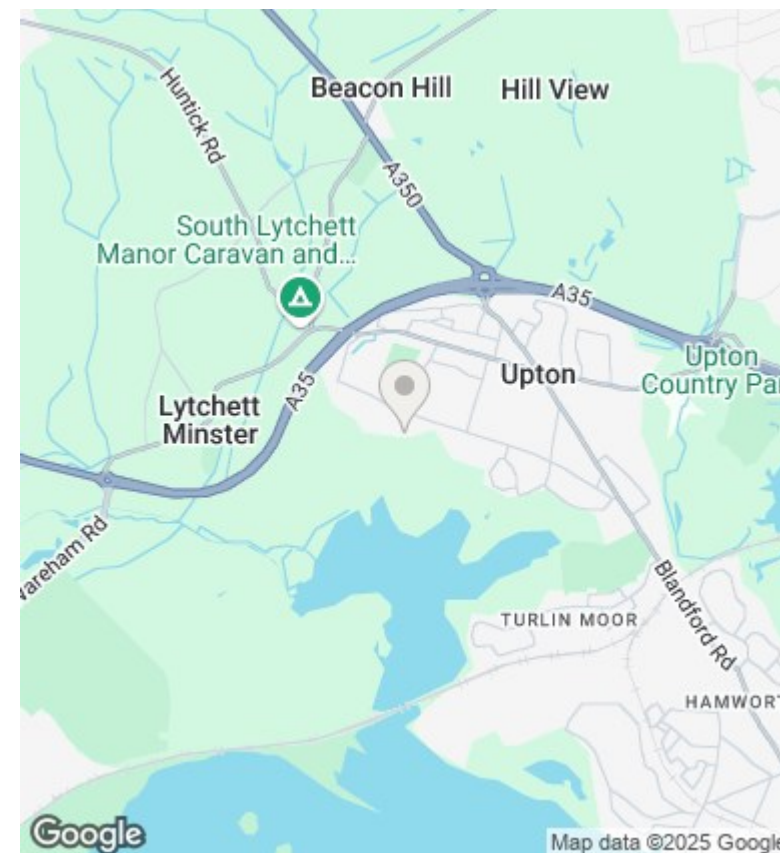
£1,200,000

- Detached Family Home
- Main Plot 0.32 Acres
- Further Detached Garage
- Vacant Possession & No Forward Chain
- Five Bedrooms
- Additional Plot of 0.24 Acres
- Three Modernised Bathrooms
- Direct Harbour Views Over Lytchett Bay
- Integrated Double Garage
- Expansive Private Rear Garden



Total Area: 250.7 m² ... 2698 ft²

All measurements are approximate and for display purposes only



Directions

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

Council Tax Band

G

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	