



18 Harkwood Drive, Hamworthy, Poole, BH15 4PE

£450,000

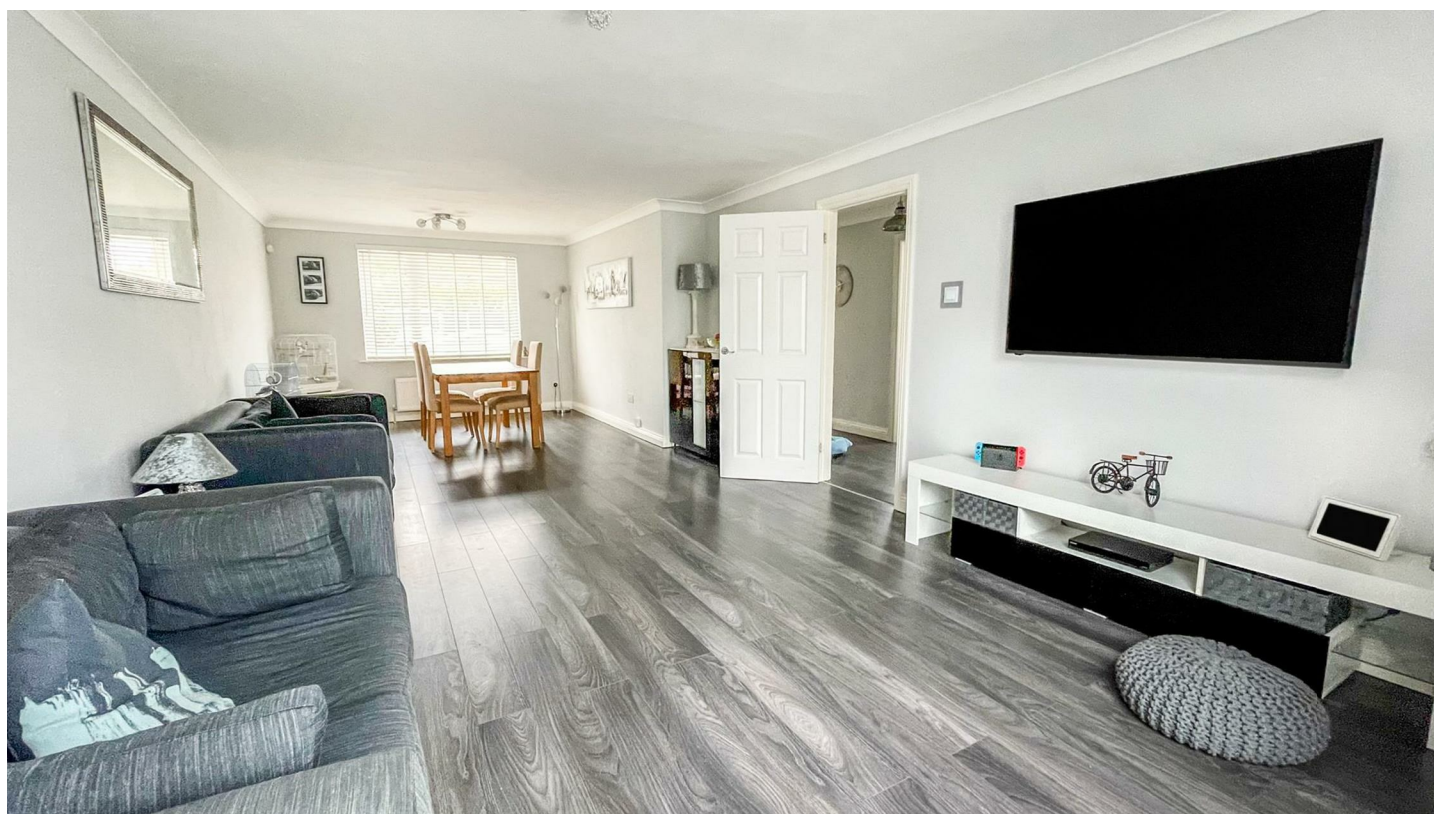
- Detached Chalet Home
- 27ft Lounge/Dining Room
- Study Area
- Holes Bay on the Doorstep
- Detached Garage & ORP
- Four Bedrooms
- Modern Finish Throughout
- Pleasant Rear Garden
- Gas Central Heating & UPVC Double Glazing
- Internal Viewing Encouraged!

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This detached chalet home is situated just moments from the water of 'Holes Bay' and offers versatile accommodation finished to high standard.



Council Tax Band:



HARKWOOD DRIVE

This detached chalet home is situated just moments from the water of 'Holes Bay' and offers versatile accommodation finished to high standard. The property comprises four bedrooms, 27ft lounge/dining room, conservatory, kitchen and two bathrooms. Further benefits include a pleasant rear garden, detached garage, ample off-road parking, gas central heating and UPVC double glazing. We encourage internal viewing at your earliest convenience in order to appreciate what this home has to offer - call us to arrange!

LOUNGE/DINING ROOM

27'1" x 12'5" (8.25 x 3.78)

CONSERVATORY

10'3" x 10'3" (3.12 x 3.12)

KITCHEN

12'4" x 7'5" (3.76 x 2.26)

STUDY AREA

7'10" x 7'9" (2.39 x 2.36)

BEDROOM FOUR

10'11" x 9'10" (3.33 x 3)

BATHROOM

BEDROOM ONE

16'1" x 13'5" (4.9 x 4.09)

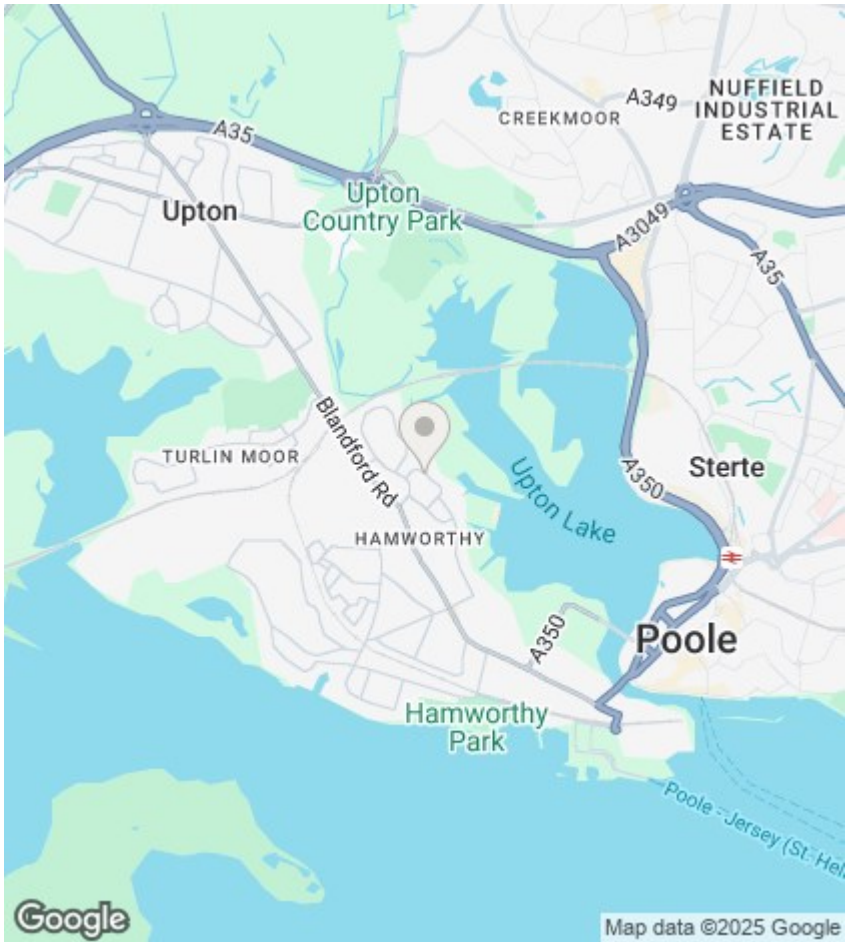
BEDROOM TWO

13'1" x 9'1" (3.99 x 2.77)

BEDROOM THREE

9'10" x 7'0" (3 x 2.13)

SHOWER ROOM



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 622101 to make an appointment.

EPC Rating:

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

