



3A Maxwell Road

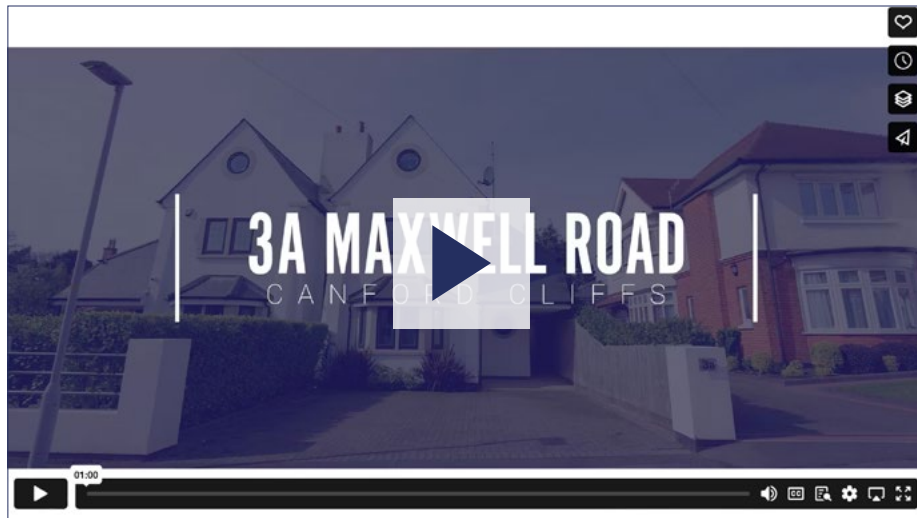
Canford Cliffs, Poole, Dorset, BH13 7JB



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

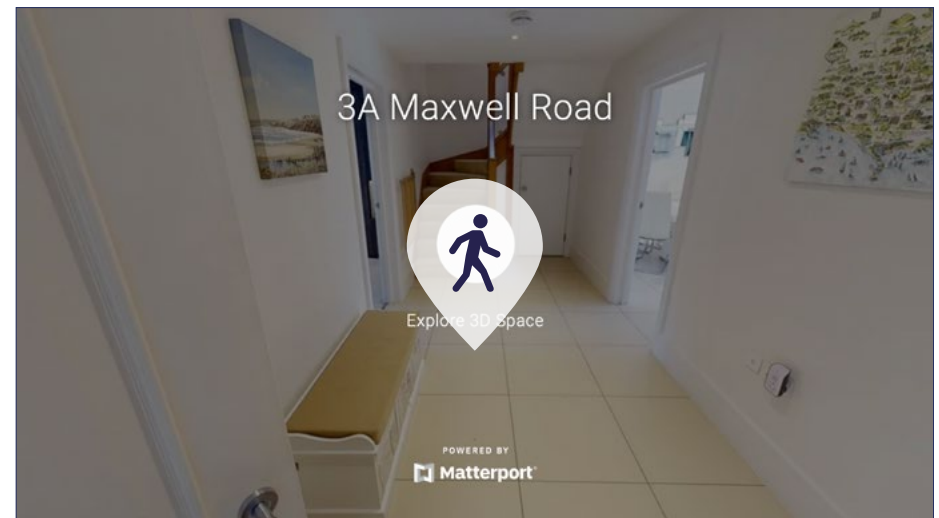
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™



It has a sunny, low maintenance garden accessed from the main living space.



It is light and bright throughout with clean lines and crisp finishes.



The open plan living space zones easily for kitchen, dining and living.



There is a separate reception room with feature bay window.

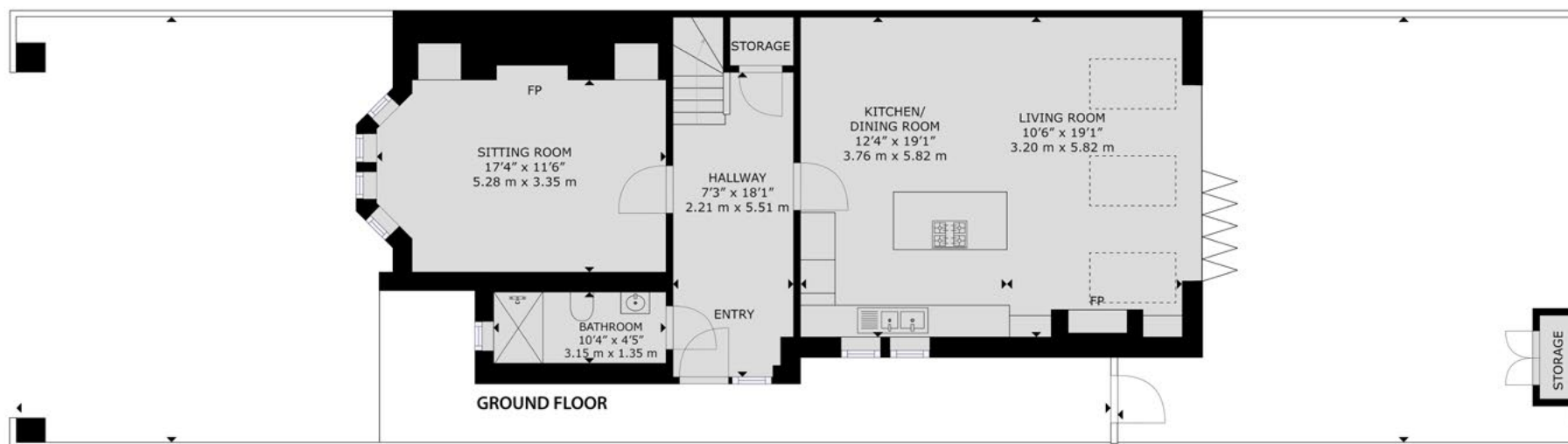
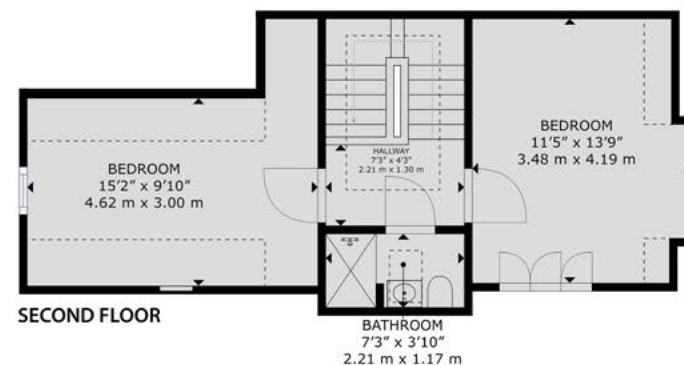
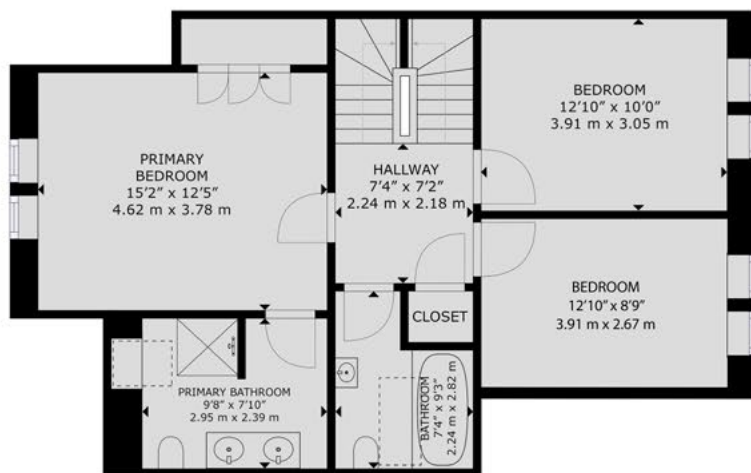


There is a total of five bedrooms and four bathrooms.



This could make an ideal lock up and leave home.

3A Maxwell Road, Canford Cliffs, Poole, BH13 7JB



GROSS INTERNAL AREA
 GROUND FLOOR: 845 sq. ft, 78 m2, FIRST FLOOR: 694 sq. ft, 64 m2
 SECOND FLOOR: 308 sq. ft, 28 m2
TOTAL: 1,856 sq. ft, 170 m2
 (EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 70 sq. ft, 6 m2)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

This very pretty Arts & Crafts style house was constructed several years ago. Whilst its appearance is traditional it benefits from the conveniences of a modern home such as open plan living and under floor heating as well as luxury finishes.

For anyone looking to live in the heart of Canford Cliffs Village the location could not be more convenient. Turn left from the drive and literally stroll to shops and restaurants; turn right and there's an even shorter stroll to the entrance of Canford Cliffs Chine which leads to some of the areas prettiest and best beaches.

The house itself is laid out over three floor and extends to just over 1,850 square feet comprising five bedrooms, four bathrooms, separate sitting as well as an open plan kitchen / family room which connects to the garden and private sun terrace via bifold doors. The luxury fitted kitchen includes a centre island complete with breakfast bar as well as a full complement of integrated appliances. There is parking for at least two cars on the driveway and with a low maintenance garden this is simply ideal to lock up and leave.

- In the heart of Canford Cliffs
- Stroll to shops
- Convenient for beaches
- Low maintenance garden
- Good parking
- Five bedrooms
- Four bathrooms
- Open plan living
- Perfect to lock up and leave
- Traditional exterior / contemporary interior

Details

Guide Price: £1,350,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

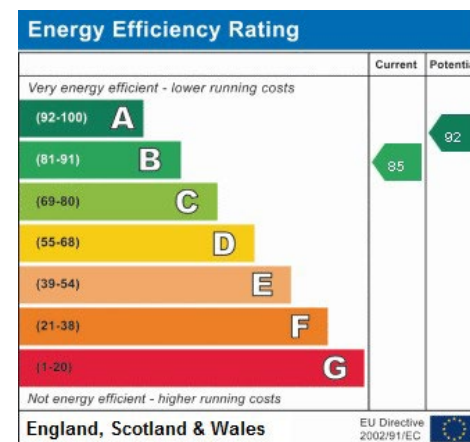
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £76,250**
Additional Home £116,750**
** based on guide price

Council Tax: Band F
2023/2024 £2,958.57pa

EPC:



Address:
3A 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



LUXURY & PRESTIGE

Exclusive Properties



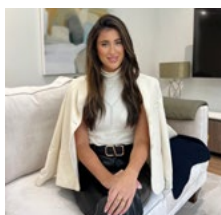
Steve Isaacs
Director
07979 878106
steve@luxuryandprestige.co.uk



Harriet Towing
Head of Sales
07809 908718
harriet@luxuryandprestige.co.uk



Thomas Powner
Residential Sales
07437 491094
tom@luxuryandprestige.co.uk



Asia Roberston
Social Media Manager
07484 719645
asia@luxuryandprestige.co.uk



Valentina Morana
Marketing Assistant
01202 007373
valentina@luxuryandprestige.co.uk



David Chissell
Director
07795 835647
david@luxuryandprestige.co.uk



Adrianna Ciereszko
Photographer / Marketing Manager
01202 007373
adrianna@luxuryandprestige.co.uk



Ryan Horan
Land & New Homes
07512 196688
ryan@luxuryandprestige.co.uk



Jo Bound
Search Agent
01202 007373
jbound@luxuryandprestige.co.uk

Get In Touch

In Person: 28A Haven Road
Canford Cliffs
Poole
BH13 7LP

By Phone: 01202 007373

By Email: info@luxuryandprestige.co.uk

Online: www.luxuryandprestige.co.uk

Facebook: facebook.com/luxuryandprestige

Instagram: [@luxuryprestigerealty](https://www.instagram.com/luxuryprestigerealty)

Property Ref: 0943



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.