



## 21 Pilsdon Drive, Canford Heath, Poole BH17 9EJ

Offered for sale with no forward chain is this impressive four bedroom detached family home situated in a sought after location within easy reach of popular schooling and amenities.

**EPC: 62 Council Tax Band: E Price: £529,950 Freehold**

 **4**
 **2**
 **2**









## Key Features

- FOUR GOOD SIZE BEDROOMS
- EN-SUITE BATHROOM
- GENEROUS LOUNGE WITH 4K PROJECTOR
- SEPARATE DINING ROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD OFF ROAD PARKING
- GARAGE
- SUNNY WESTERLY FACING REAR GARDEN WITH LARGE PATIO AREA
- 1,389 SQ FT.OF ACCOMMODATION

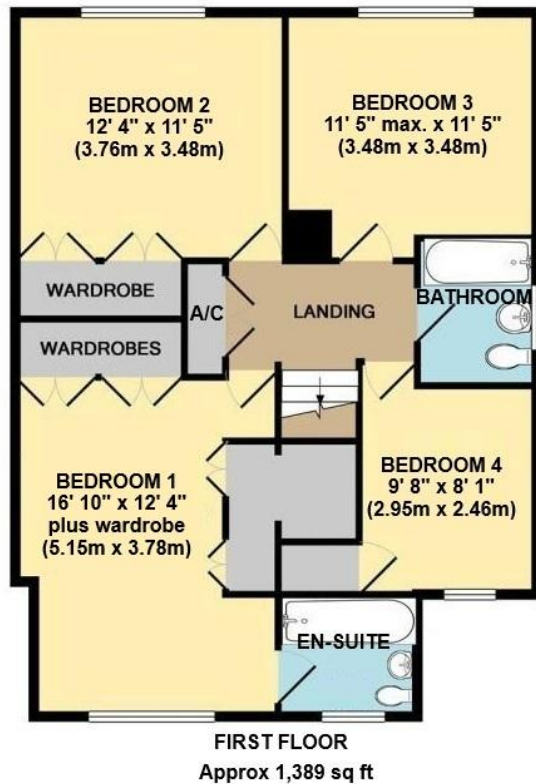
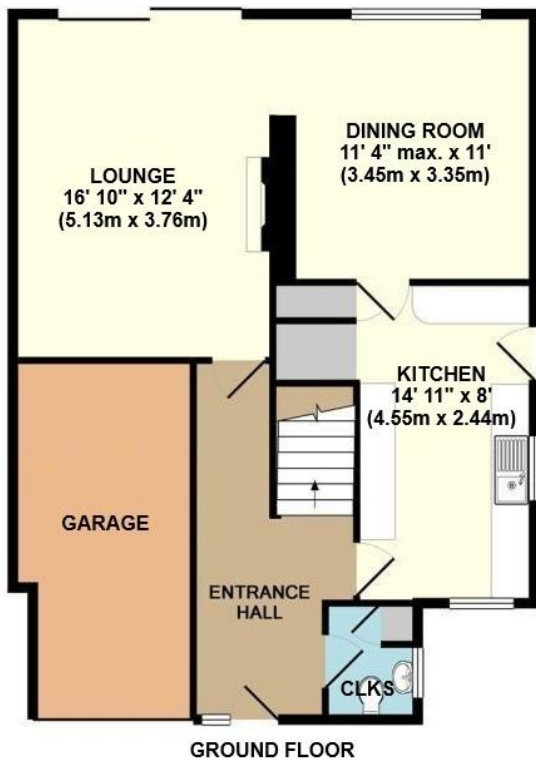
## The Property

Situated in a sought after location is this detached family property, within walking distance of the neighbourhood centre and popular schooling for all age groups including the grammar schools.

An impressive pillared entrance porch opens to a reception hall with ground floor cloakroom, leading to the lounge with open fire, 4K projector and patio doors to the rear garden. There is then a separate dining room and kitchen.

Stairs lead to the first floor landing where there are four generous bedrooms with fitted wardrobes to three of the bedrooms and a family bathroom.

Outside a driveway provides off road parking for a number of vehicles, has a useful area to the side of the property which, subject to planning permission, provides space to extend. To the rear garden there is a large sun terrace with power and lighting which then leads up to the remainder of the garden which has been laid to lawn and enjoys a very sunny westerly aspect.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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