



22 Borley Road  
Poole, BH17 7DT

Asking price £410,000





**22 Borley Road**  
**, Poole, BH17 7DT**

Nestled in Borley Road this delightful property offers a perfect blend of modern living and comfort. Upon entering you are welcomed into an L-shaped entrance hallway adorned with wood effect flooring, which leads to a loft room via a convenient hatch.

The spacious sitting room features two frosted windows that allow natural light to filter in, complemented by wood effect flooring, a TV point, and a telephone point. This inviting space seamlessly transitions into the dining area, where bi-fold doors open up to the expansive rear garden, creating an ideal setting for entertaining or enjoying family meals.

The modern fitted kitchen is a chef's dream, boasting a range of wall and floor-mounted cupboards, generous work surfaces, and integrated appliances, including a microwave, fridge, freezer, dishwasher, washing machine, oven, grill, and a four-ring ceramic hob with an extractor fan. A window to the side aspect ensures the kitchen is bright and airy.

The property features two well-appointed bedrooms. The master bedroom benefits from fitted wardrobes with mirror-fronted doors and an en suite shower room, complete with fully tiled walls, a towel ladder radiator, and a stylish vanity unit. The second bedroom also offers fitted wardrobes, providing ample storage space. The family shower room is equally well-equipped, featuring modern fixtures and a shower cubicle.

Outside, the front of the property boasts a driveway that accommodates several vehicles, leading to a carport. One of the standout features of this home is the sizeable and secluded rear garden, which includes a patio area perfect for al fresco dining, two additional patio spaces, a swimming pool, a storage shed, and a bar complete with light and power.

This property is a true gem, offering a wonderful lifestyle in a sought-after location.







**L-shaped Entrance Hall**  
10'1" x 8'5" (3.07m x 2.59m)

**Sitting Room**  
15'4" x 9'9" (4.69m x 3.01m)

**Dining Area**  
10'4" x 8'8" (3.16m x 2.68m)

**Kitchen**  
18'9" x 9'8" (5.76m x 2.98m)

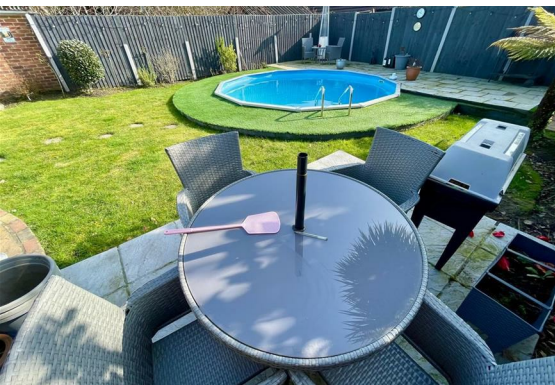


**Bedroom One**  
12'3" (maximum) x 8'7" to wardrobe front (3.74m x 2.65m)

**En Suite Shower Room**  
6'6" x 3'6" (2.01m x 1.09m)

**Bedroom Two**  
13'9" x 9'9" (4.23m x 3.01m)

**Family Shower Room**  
5'9" x 5'5" (1.79m x 1.67m)







Total area: approx. 71.8 sq. metres (773.1 sq. feet)

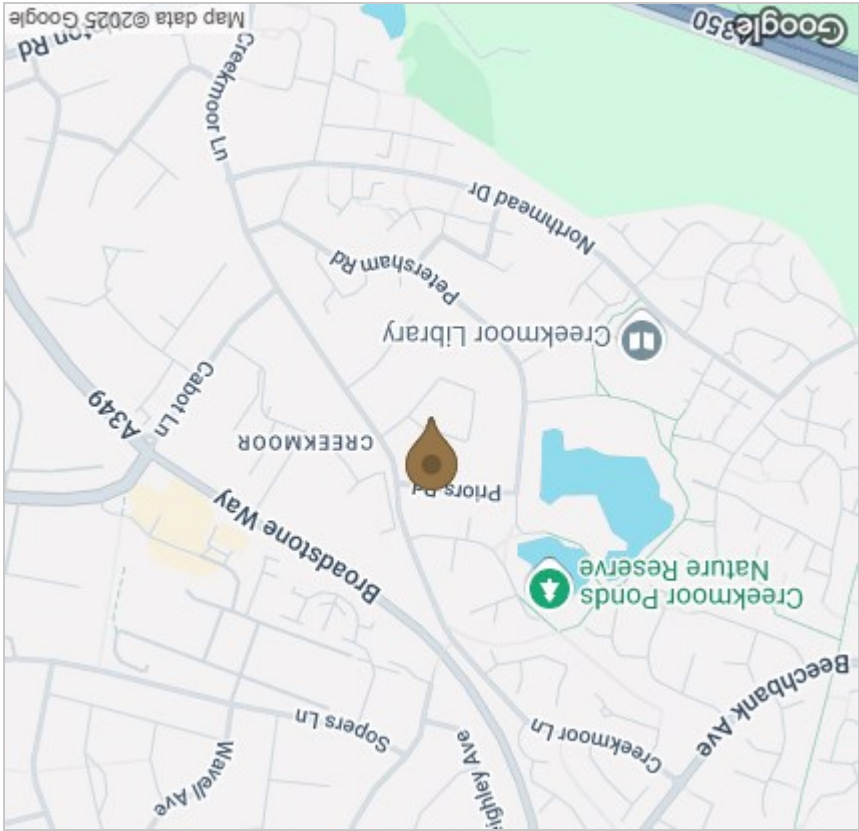
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Plan produced using PlanUp.

## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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



Area Map

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