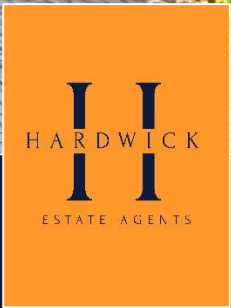




39 Chaldon Road, Canford Heath, Poole, BH17 8DA



A spacious and well presented 4 bedroom, 2 reception room detached house situated in a cul-de-sac location, offered with no forward chain.

- 4 bedrooms, master with en-suite shower room
- 2 reception rooms
- Conservatory
- Driveway parking and garage
- Spacious kitchen
- Cul-de-sac location
- Close to heathland walks
- Shops and schooling also close by
- No chain

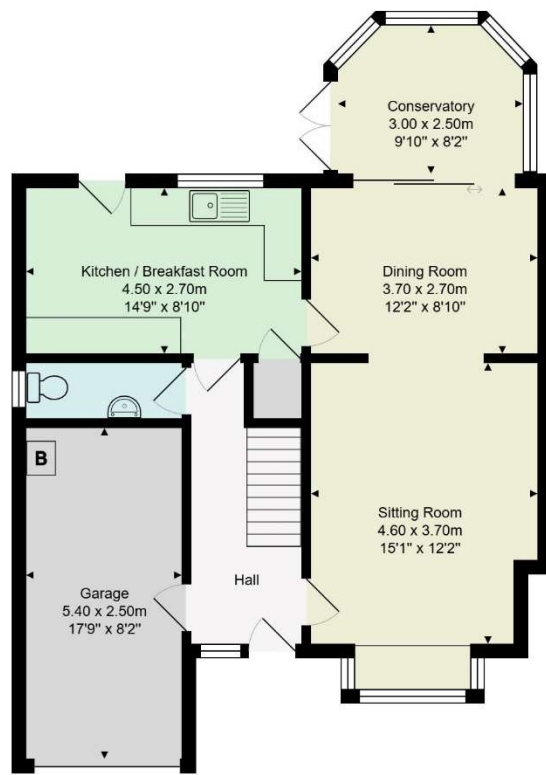
ASKING PRICE:

£440,000 (Freehold)

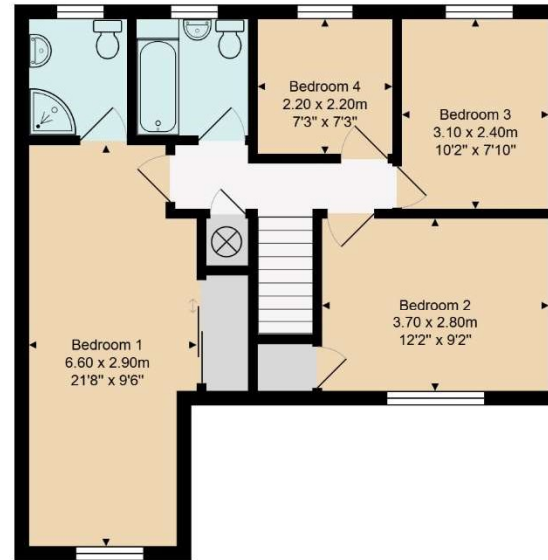
EPC RATING:

Band - D





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

LOCATION

The property is situated in a quiet cul-de-sac in the popular residential area of Canford Heath, a suburb of Poole. The property lies close to Canford Heath nature reserve, one of the largest protected heathlands in the south, ideal for walkers. There are also a number of schools in the local area together with a neighbourhood centre that offers a range of shops and amenities.

THE PROPERTY

The property is a well presented and maintained detached house, however there is some scope and potential for improvement. The accommodation briefly comprises;

A reception hall with stairs rising to the first floor, a cloakroom with wc and wash basin, plus internal access to the garage.

The spacious sitting room has a large bay window to the front aspect, and an archway connects the adjacent dining room. Sliding patio doors lead to the conservatory.

The kitchen/breakfast room offers a range of base and eye level units with space for various appliances.

Upstairs, on the first floor landing is an airing cupboard. Bedroom 1 is particularly spacious with built in wardrobes and an en-suite shower room. There are three more bedrooms and the family bathroom.

Outside the property is approached by a brick paved driveway providing off road parking and access to the garage. A side path and gate lead to the rear garden.

The rear garden has been landscaped with ease of maintenance in mind, laid to patio and shingle, bound by mature planted borders giving this sunny garden a good degree of seclusion. To the other side of the house is a lean to shed.

ADDITIONAL INFORMATION

Council tax – D



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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