

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**91 Frenchs Farm Road, Poole**

Poole

Guide Price **£485,000**







## 91 Frenchs Farm Road

Poole, Poole

**WONDERFUL FAMILY HOME** An exceptional family residence at the end of a cul-de-sac in Upton. This splendid dwelling boasts versatile and well-lit living spaces, encompassing an entrance porch, hallway, a kitchen with integrated appliances, a spacious 19' lounge, a dining room, and an impressive 22' living space with patio doors opening onto the garden. Additionally, the home comprises three generously proportioned bedrooms, two of which feature en-suite bathrooms, and ample storage. The exterior reveals a delightful, low-maintenance private rear garden and a front courtyard. Added conveniences encompass double-glazed windows, central heating, and an ample block-paved driveway leading to a double garage. We highly recommend scheduling a viewing.

Council Tax band: E

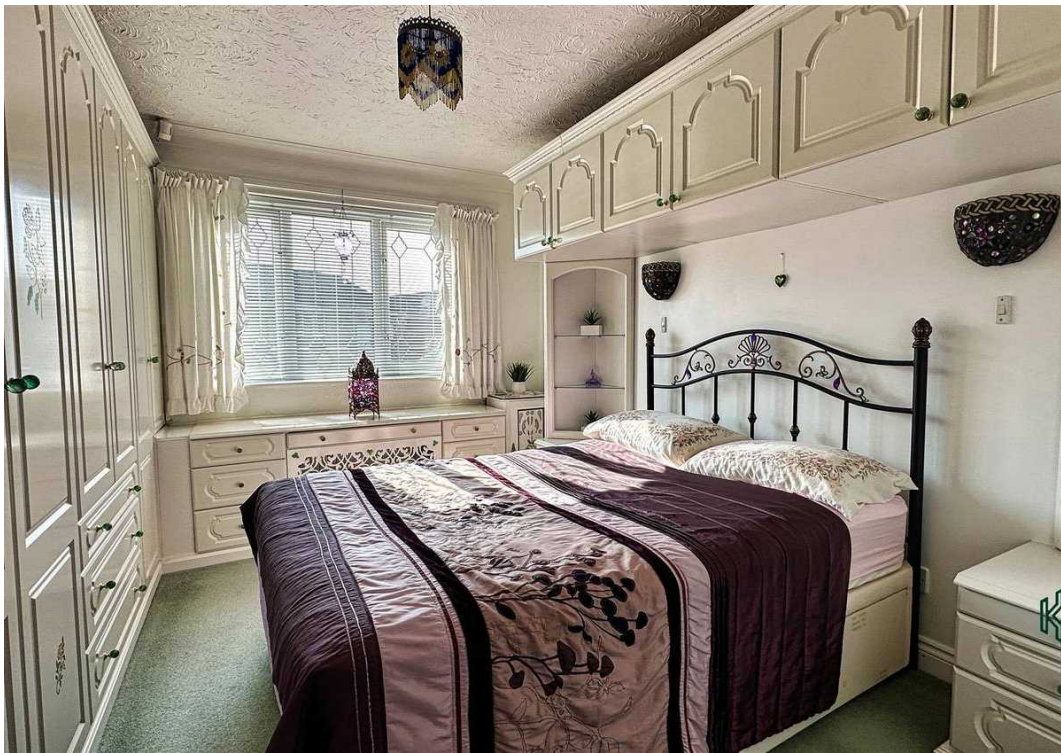
Tenure: Freehold

EPC Energy Efficiency Rating: D

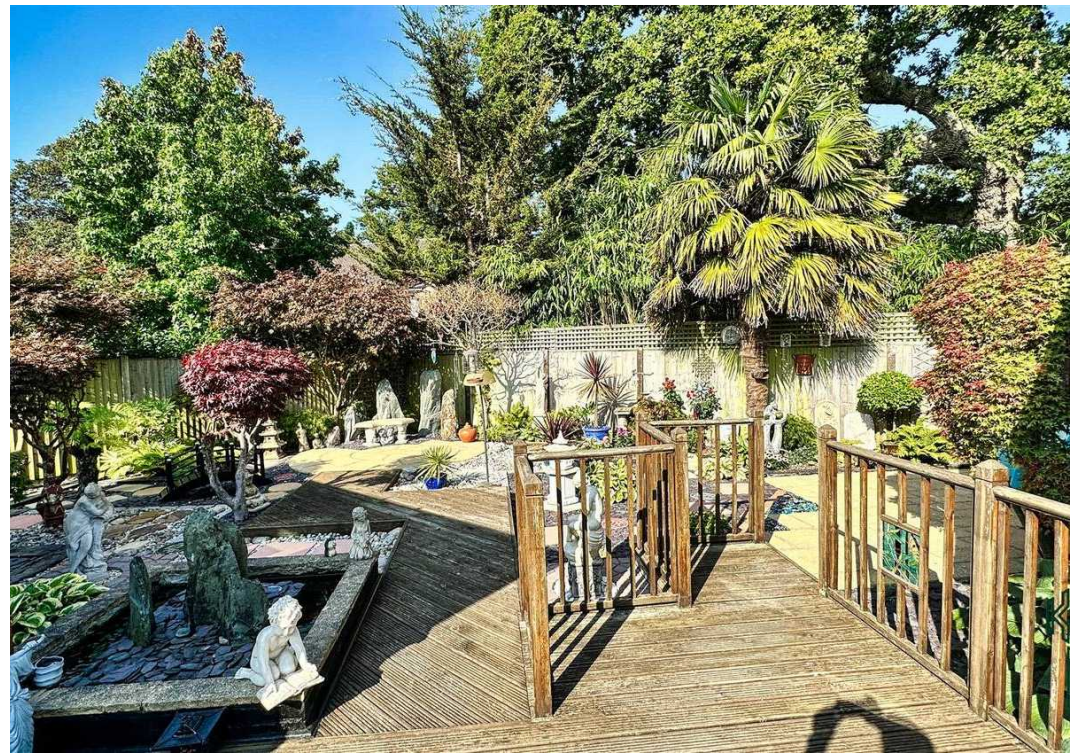
EPC Environmental Impact Rating: D

- Wonderful Family Home
- Three Bedrooms
- Three Reception Rooms
- Two En-Suite Bathrooms
- Beautiful Rear Garden
- Double Garage



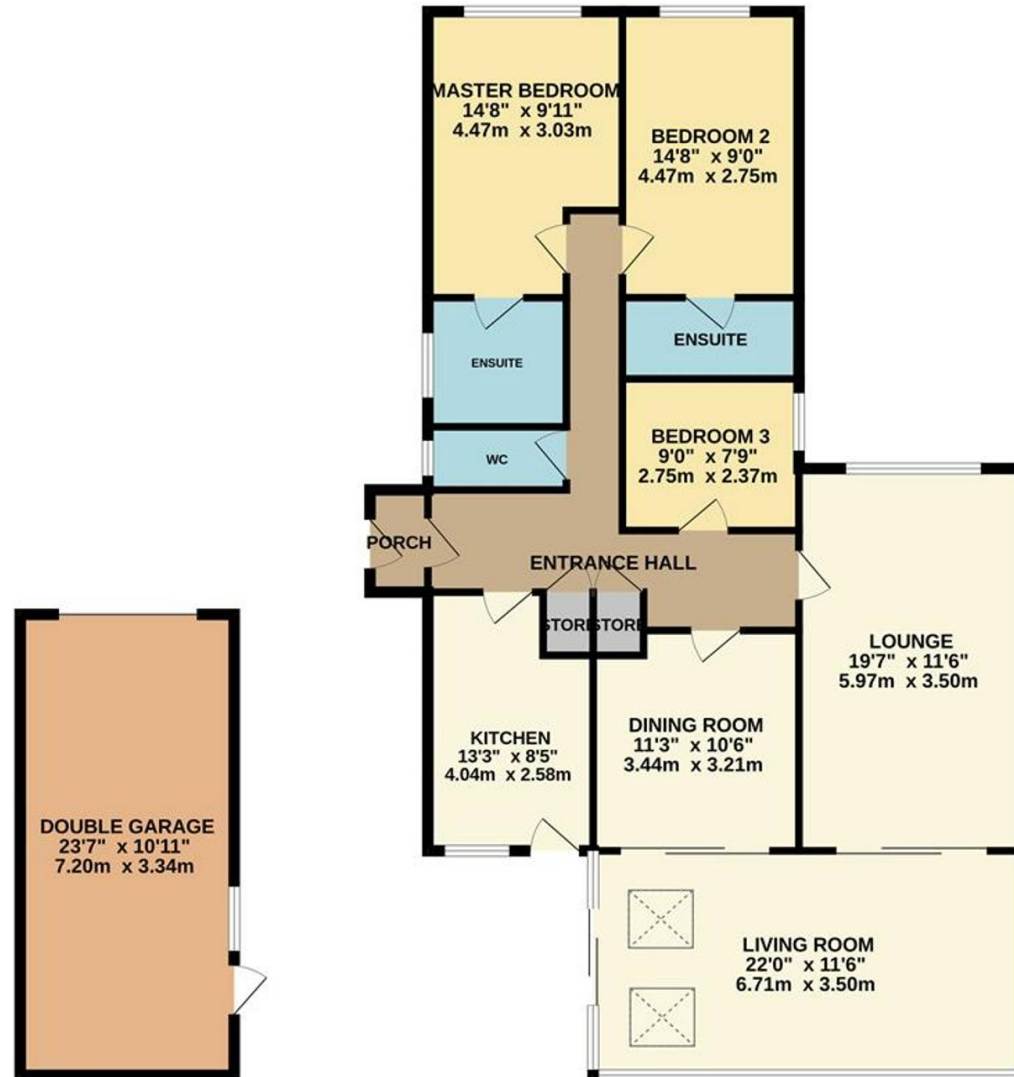








GROUND FLOOR  
1569 sq.ft. (145.7 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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