

ATHERTONS

ESTATE & LETTING AGENTS

EST. 1985

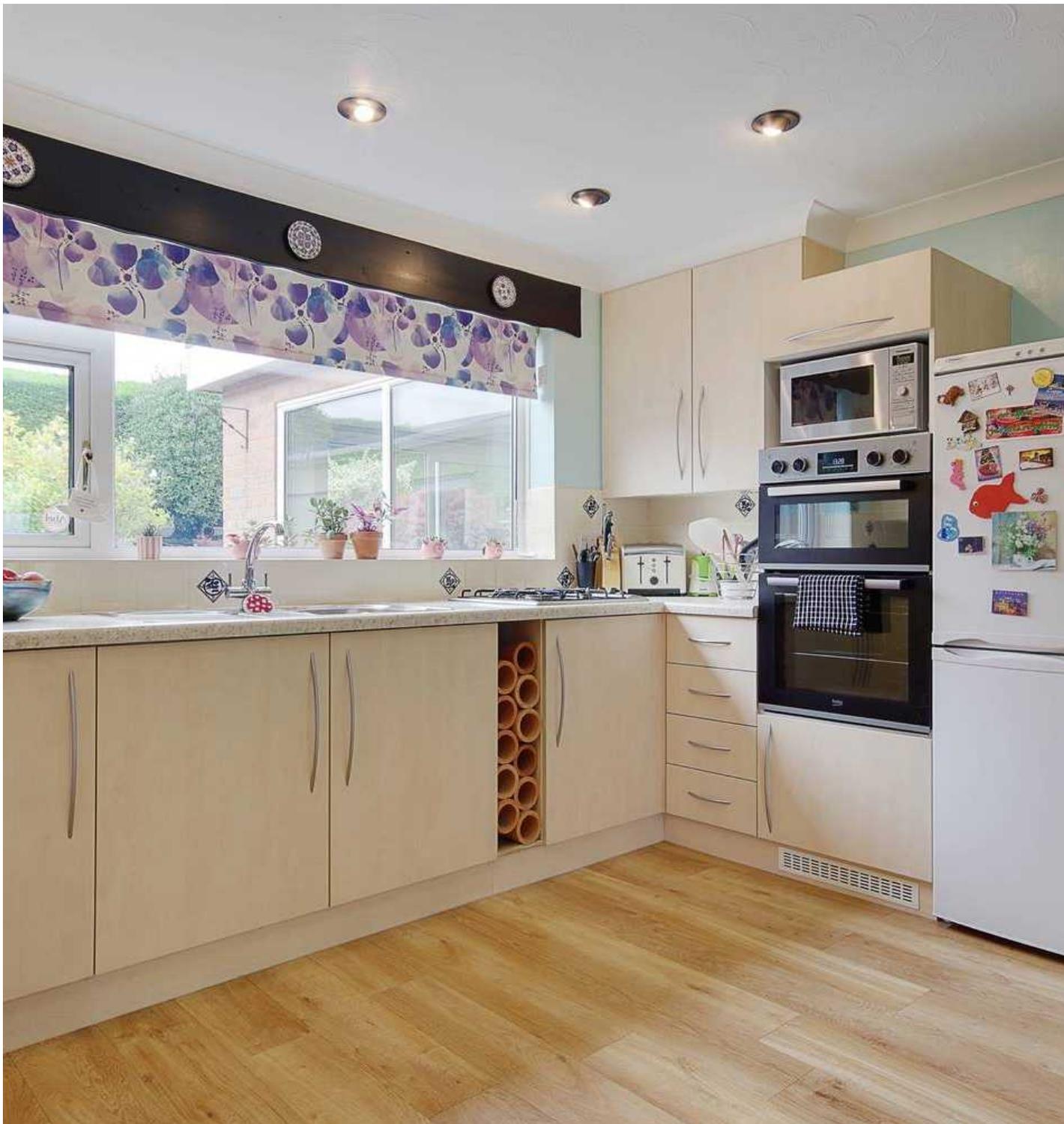
18 Cogdeane Road, West Canford Heath

Poole

Guide Price **£450,000**

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18 Cogdeane Road

Poole, Poole

SPACIOUS FAMILY HOME - CHAIN FREE - This delightful and well-maintained family home is in a peaceful cul-de-sac within the sought-after West Canford Heath area of Poole. The property boasts generously sized accommodation throughout, including an entrance porch, hallway, downstairs cloakroom, a spacious kitchen with a utility room, and a large lounge/dining area that opens into a beautiful conservatory overlooking the garden. Upstairs, there are three double bedrooms and a sizable family bathroom. Additional features include double glazing, central heating, a lovely private rear garden, a driveway with off-road parking for several vehicles, a carport and a generously sized detached garage. The property is also offered with no forward chain.

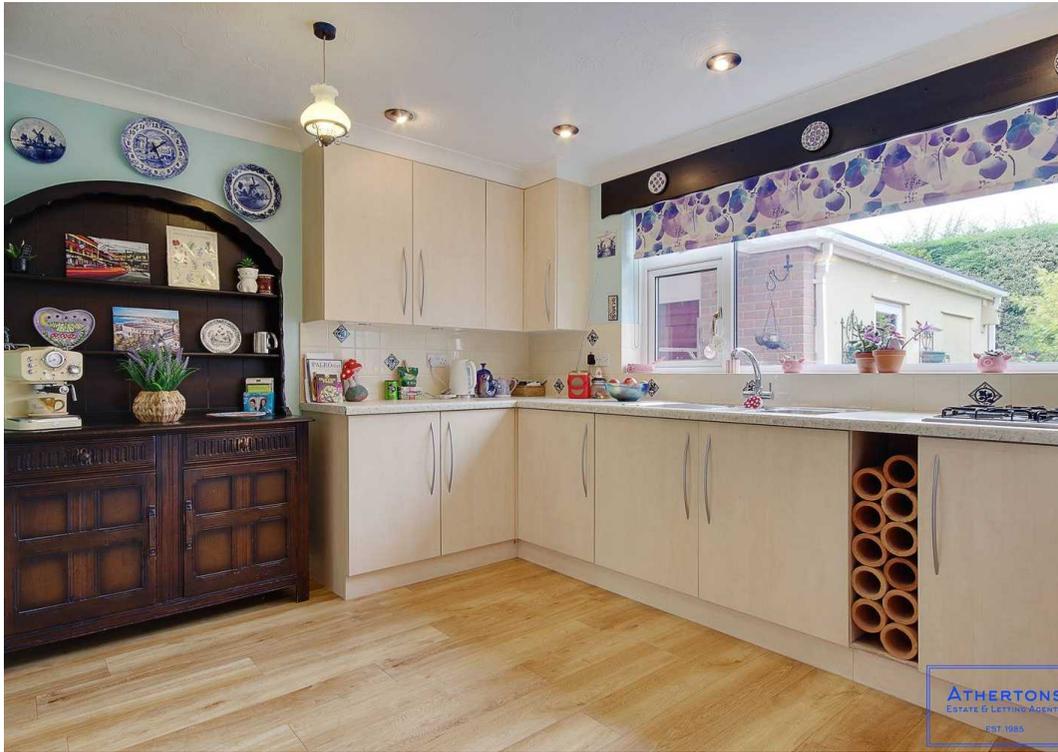
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Wonderful Family Home
- Three Double Bedrooms
- Spacious Lounge/Dining Room
- Kitchen & Utility Room
- Spacious Bathroom
- Exclusive Cul-de-Sac Location





GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.8 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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Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • poole@athertonsea.com • www.athertonsestateagents.co.uk

