



ATHERTONS
ESTATE & LETTING AGENTS
EST. 1985

18 Calder Road, Canford Heath, Poole, BH17 8PG

Guide Price **£450,000**



18 Calder Road

Canford Heath, Poole

Stylish Four-Bedroom Detached Family Home with Extended Garden

Located in a highly sought-after and well-established residential area, this beautifully maintained four-bedroom detached home offers generous, contemporary living ideal for modern family life.

Immaculately updated and thoughtfully designed, the property features a welcoming entrance hallway on the ground floor, leading to a bright and spacious lounge, a modern open-plan kitchen/breakfast room complete with underfloor heating, and a convenient downstairs WC.

The first floor boasts four well-proportioned double bedrooms along with a sleek, modern family bathroom.

Within the last two years, the home has benefited from numerous high-quality upgrades, including new double glazing, modern radiators, and stylish replacement internal doors throughout. The loft is fully boarded and equipped with a fitted ladder, providing excellent additional storage.



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Outside, the property continues to shine with a newly laid driveway offering parking for up to three vehicles, a well-kept garage with a recently renewed roof, and a thoughtfully extended rear garden. A brand-new patio area offers an ideal space for outdoor dining, relaxation, and entertaining.

This is a fantastic opportunity to acquire a move-in-ready, contemporary family home in a prime and popular location.





Canford Heath is a large, family-friendly residential suburb located to the north of Poole, Dorset.

Known for its open green spaces and welcoming community atmosphere, the area offers a balanced lifestyle that blends suburban convenience with a unique natural setting. Developed primarily between the 1960s and 1980s, Canford Heath features a wide range of housing, from spacious detached homes to townhouses and modern apartments.

The area is popular with families, thanks to its good selection of local schools, shopping centres, medical facilities, and community services. One of Canford Heath's standout features is its proximity to the Canford Heath Nature Reserve—the largest lowland heath in the UK. This protected landscape is a haven for wildlife, including rare species such as the Dartford warbler, sand lizard, and smooth snake.

Walking trails and open areas offer residents and visitors a peaceful escape and a chance to enjoy Dorset's natural beauty right on their doorstep. With easy access to Poole's town centre, good transport links, and a strong sense of community, Canford Heath is a popular choice for those seeking a quieter pace of life without being far from urban amenities.

Council Tax band: D

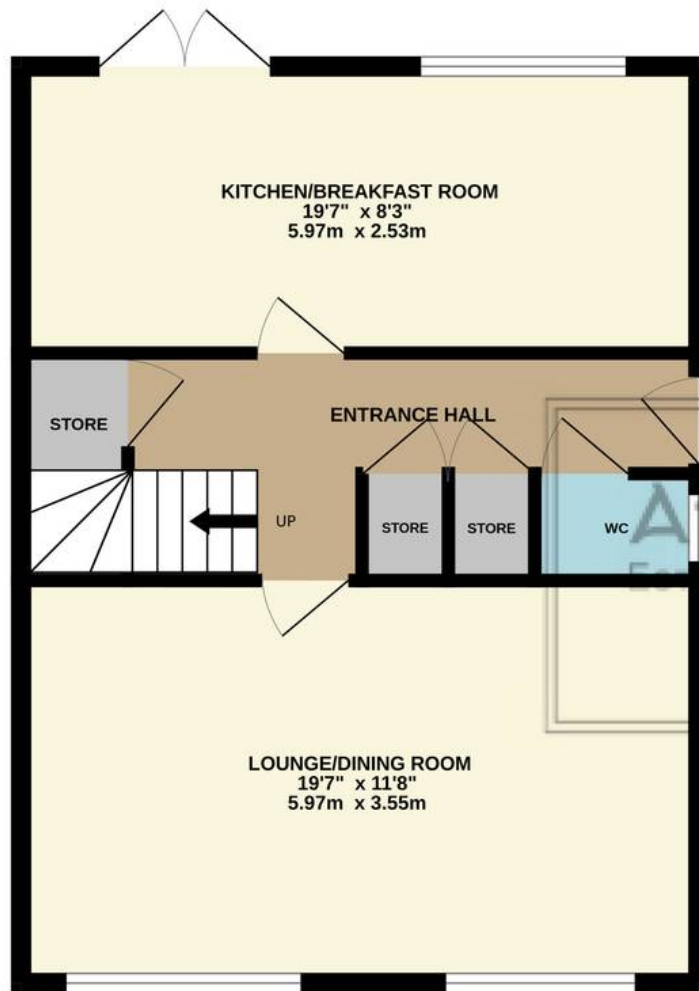
Tenure: Freehold

EPC Energy Efficiency Rating: D

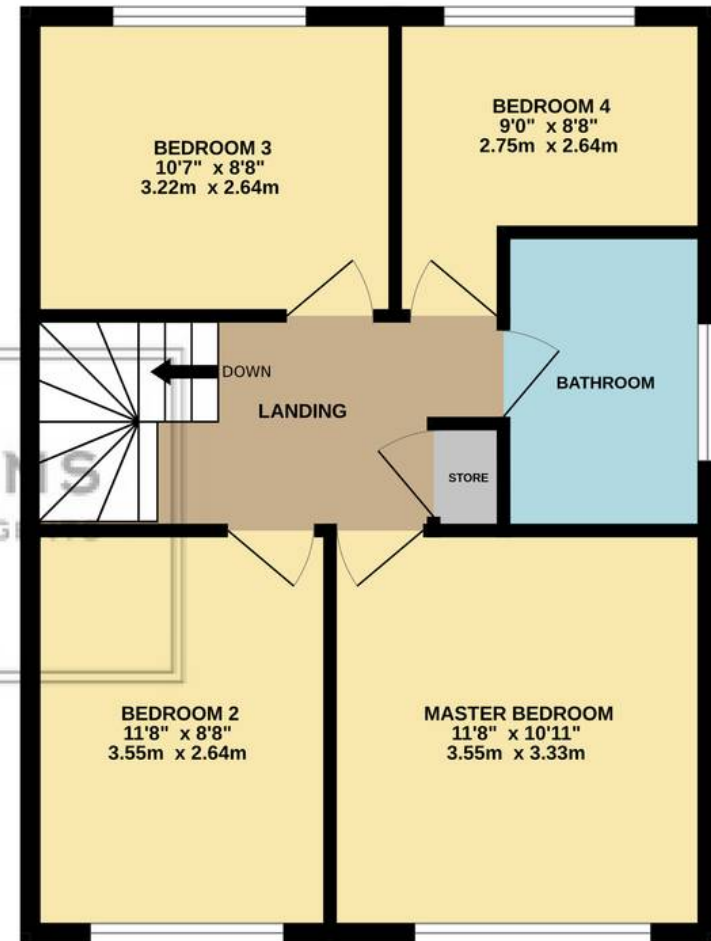




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.5 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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