





welcome to

Waytown Close, Poole

Spacious 5-bed detached home in a quiet West Canford Heath cul-de-sac. Features three reception rooms, modern open-plan kitchen/diner, double garage, parking for multiple vehicles, and a south-facing garden. Recently renovated, 2,077 sq. ft., solar-heated water, and NO ONWARD CHAIN.















Entrance Hall

Cloakroom

Lounge

21' 8" max x 11' 11" (6.60m max x 3.63m)

Kitchen Diner

Irregular Shaped Room 20' x 12' 2" max (6.10m x 3.71m)

Utility Room

Leisure Room

18' 6" x 9' 11" (5.64m x 3.02m)

Bedroom 5

11' 7" x 10' 6" (3.53m x 3.20m)

Landing

Bedroom One

12' 8" x 15' 9" max (3.86m x 4.80m max)

Ensuite

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

Bedroom Three

10' 9" x 10' 1" (3.28m x 3.07m)

Bedroom Four

11' 4" x 9' (3.45m x 2.74m)

Bathroom

Shower

welcome to

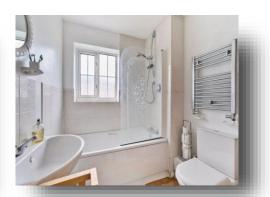
Waytown Close, Poole

- Quiet cul-de-sac in sought-after West Canford Heath
- Three reception rooms & modern open-plan kitchen/diner
- Five generous bedrooms, including en suite to primary
- Attached double garage & parking for multiple vehicles
- South-facing rear garden & recently renovated interiors

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£625,000



directions to this property:

From Poole train station, take Serpentine Road to Wimborne Road/B3093, and at the

roundabout, take the 1st exit onto Wimborne Road/B3093. Turn left onto Tatnam Road

roundabout, take the 2nd exit onto Waterloo Road/A349 and continue for 0.8 miles until

you reach the next roundabout, and then take the exit onto Stinsford Road. Take the first

right onto Holnest Road and the first left onto Waytown Close.

and then turn right onto Stanley Green Road. Continue straight onto Fleets Lane and at the



Seriff Co.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WTN110523



Property Ref: WTN110523 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01202 512606



Winton@fox-and-sons.co.uk



367 Wimborne Road, BOURNEMOUTH, Dorset, BH9 2AO



fox-and-sons.co.uk