



44 Western Road

Branksome Park

Guide Price £650,000





44 Western Road

Poole

Refurbished in recent years, this unique coach house has been finished to a high standard throughout, creating a stylish home that is equally suited to family living, entertaining or as a coastal retreat. The accommodation is well balanced, with a spacious entrance hall, ground floor cloakroom, sitting room and an impressive open-plan kitchen, dining and family room. Bi-fold doors open directly onto the south-facing rear garden, providing an excellent connection between the indoor and outdoor living spaces.

The first floor comprises three generous double bedrooms, served by a contemporary family bathroom. Outside, the secluded rear garden has been thoughtfully landscaped with artificial lawn and Indian sandstone paving for low-maintenance enjoyment, while the private driveway provides off-road parking for two vehicles.

Council Tax band: F

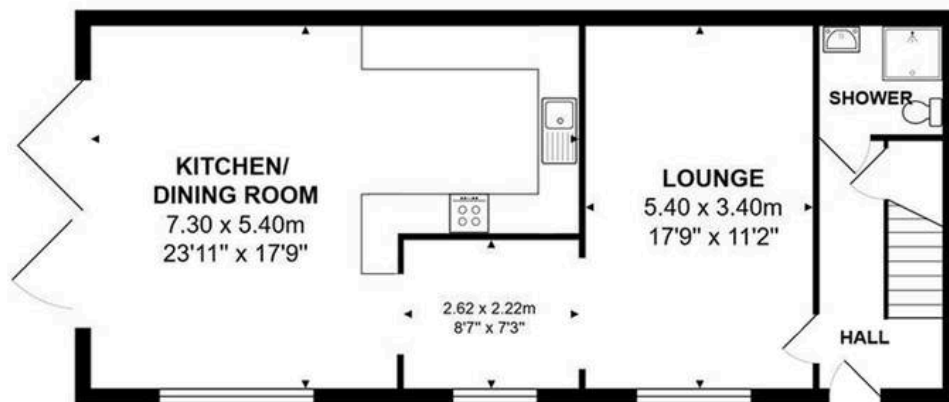
Tenure: Freehold

EPC Energy Efficiency Rating: D

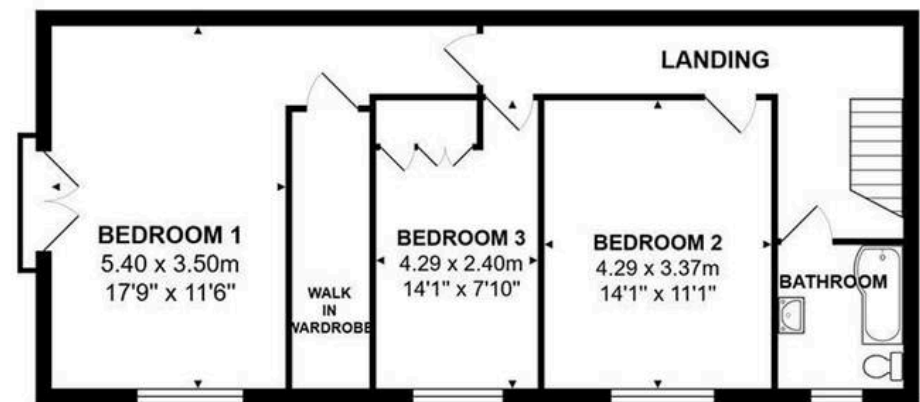
EPC Environmental Impact Rating: D







GROUND FLOOR

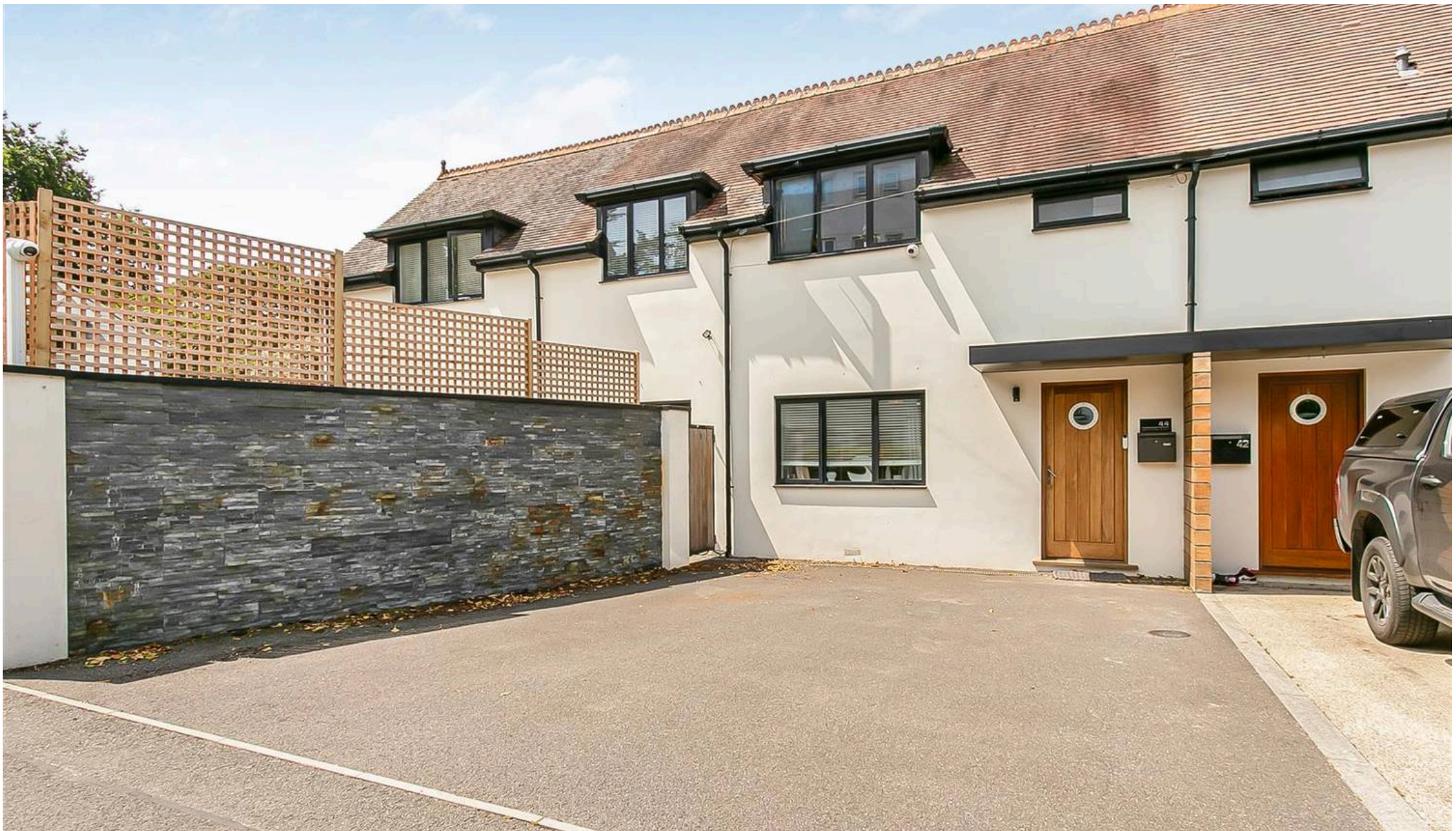


FIRST FLOOR

Total Area: 137.3 m² ... 1478 ft²

All measurements are approximate and for display purposes only





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