

GREYS

ESTATE AGENTS



67 Sandy Lane, Upton, Poole, BH16 5EJ

Asking Price £400,000

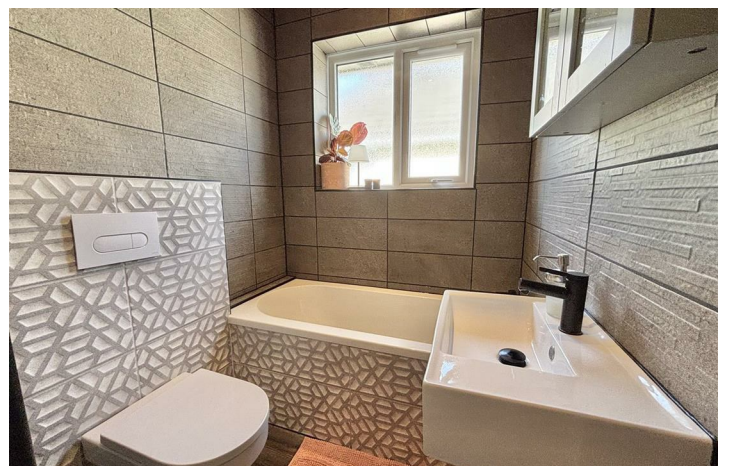
- Two Double Bedrooms
- Huge Potential for Extension & Conversion
- South Facing Garden
- New Double Glazing
- Envious Location
- Beautiful Bungalow
- Gas Central Heating
- Garage & Driveway
- Open Plan Living
- Well Presented Throughout!

67 Sandy Lane, Poole BH16 5EJ

We are delighted to offer for sale this immaculately presented detached bungalow with amazing rear garden and enormous potential for extension and loft conversion (subject to planning).



Council Tax Band: D



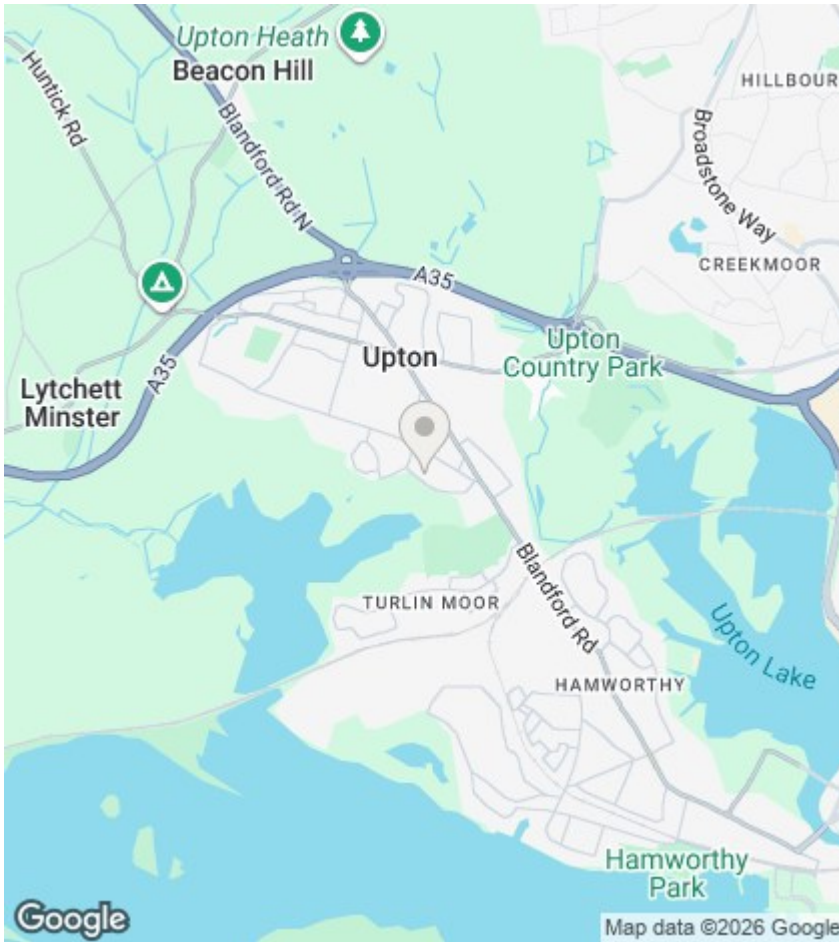
Sandy Lane

Situated on the ever popular and highly desirable Sandy Lane in Upton, this attractive two bedroom detached bungalow offers well presented accommodation and a delightful south facing garden.

The property features a spacious open plan living, kitchen and dining area, creating a fantastic sociable living space. Doors open directly onto a decking area, ideal for entertaining while enjoying the sunny aspect of the garden. There are two generous double bedrooms, with the principal bedroom benefiting from its own en suite shower room. A separate family bathroom serves the remainder of the accommodation.

The southerly facing and spacious rear garden is a real stand out feature - A sizeable raised decking area provides the perfect space for outside dining. A few steps lead down to a lovely lawn area making this garden a rather special place to be, especially in the summer. Further benefits include gas central heating, newly installed double glazing to the majority of the property, a garage, and a large driveway providing ample off road parking.

Set in a convenient location close to local amenities, transport links, quality local schooling and the beautiful surroundings of Poole Harbour, this charming bungalow offers comfortable single storey living, whilst having great potential to increase the overall size. To arrange a viewing, or for more information, please contact our Upton office



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

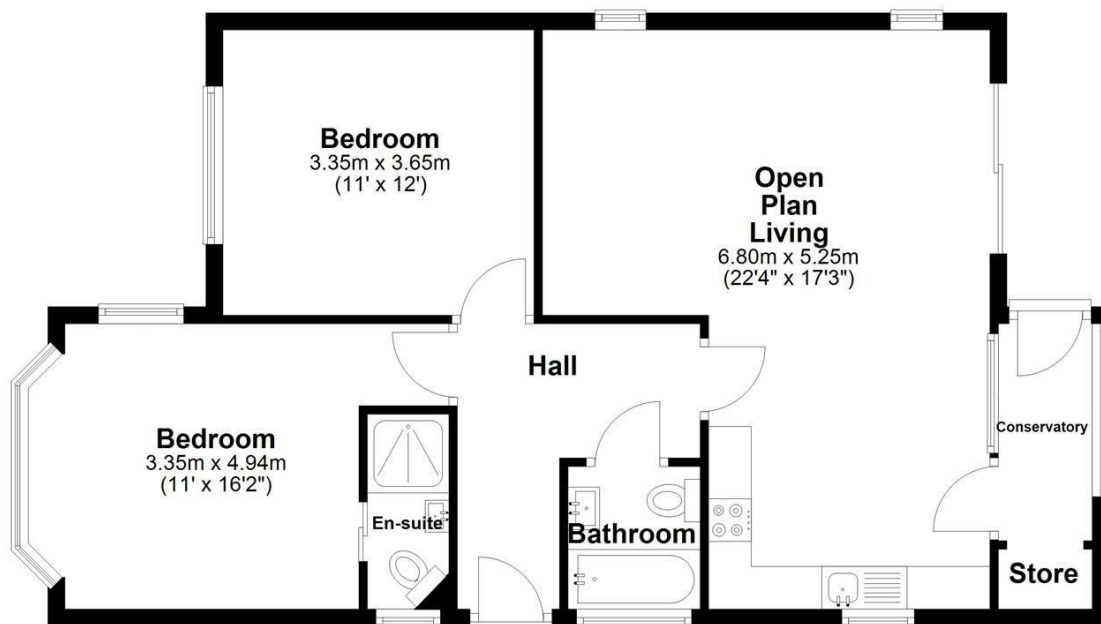
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.