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EST. 1985

8 Maple Road, Heckford Park, Poole, BH15 2NA

Offers Over **£325,000**

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8 Maple Road

Heckford Park, Poole

A beautifully presented family home situated in the ever-popular Heckford Park area of Poole. Ideally positioned within easy reach of Poole Hospital and the Town Centre, this superb property has been thoughtfully updated throughout.

The accommodation comprises a welcoming entrance hallway, a stylish modern kitchen and an impressive lounge/dining room, enhanced by a charming feature wood-burning stove. On the first floor are two generous double bedrooms and a luxurious, contemporary bathroom.

Externally, the property benefits from a low-maintenance rear garden, ideal for relaxing or entertaining, along with a block-paved driveway providing off-road parking. Further features include double glazing, gas central heating and the added advantage of being offered with no forward chain, making this an excellent opportunity for buyers seeking a ready-to-move-into home.



Heckford Park is a charming and well-connected residential area in Poole, Dorset, located just north of the town centre. Known for its rich architectural heritage and community feel, it offers a blend of historic character and modern convenience. Designated as a conservation area in 2010, Heckford Park is celebrated for its Victorian and Edwardian architecture, reflecting its 19th-century origins. The neighbourhood features a mix of terraced, semi-detached, and detached homes, many showcasing period features like high ceilings and bay windows. The area has a higher-than-average level of private rental housing, making it popular among both homeowners and renters. Families in Heckford Park benefit from proximity to reputable schools such as Longfleet Church of England Primary School and Poole High School. The neighbourhood also offers various amenities, including GP practices, dental clinics, and local shops, which contribute to its appeal as a convenient, family-friendly area. Council Tax band: C

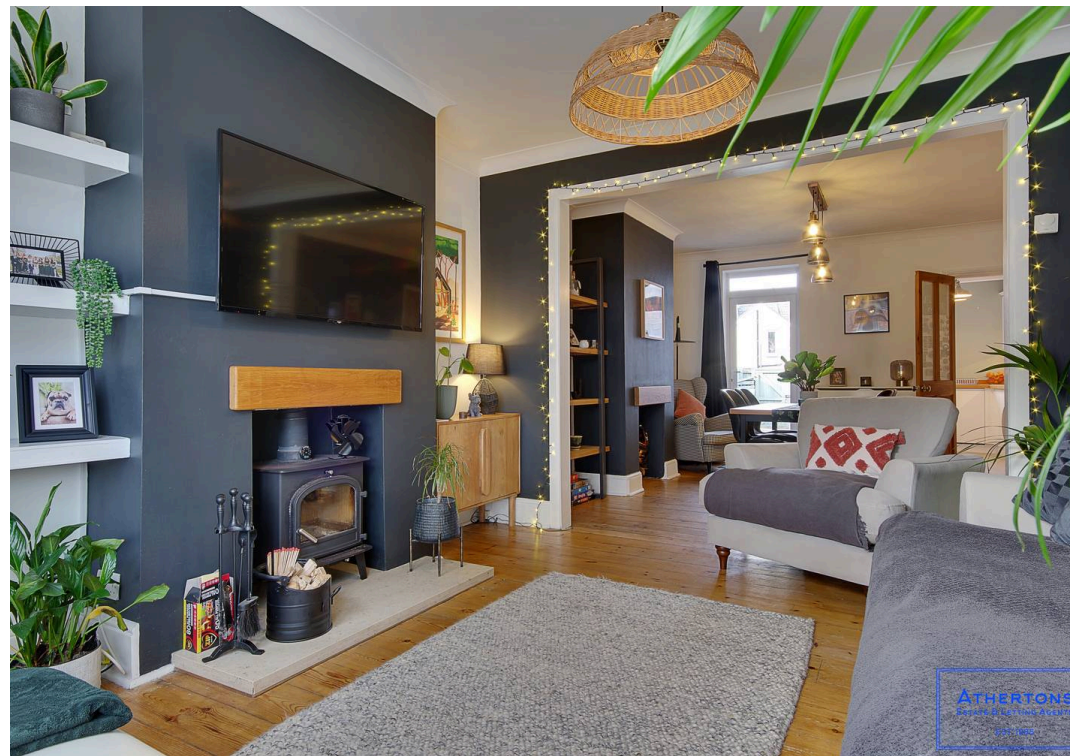
Tenure: Freehold

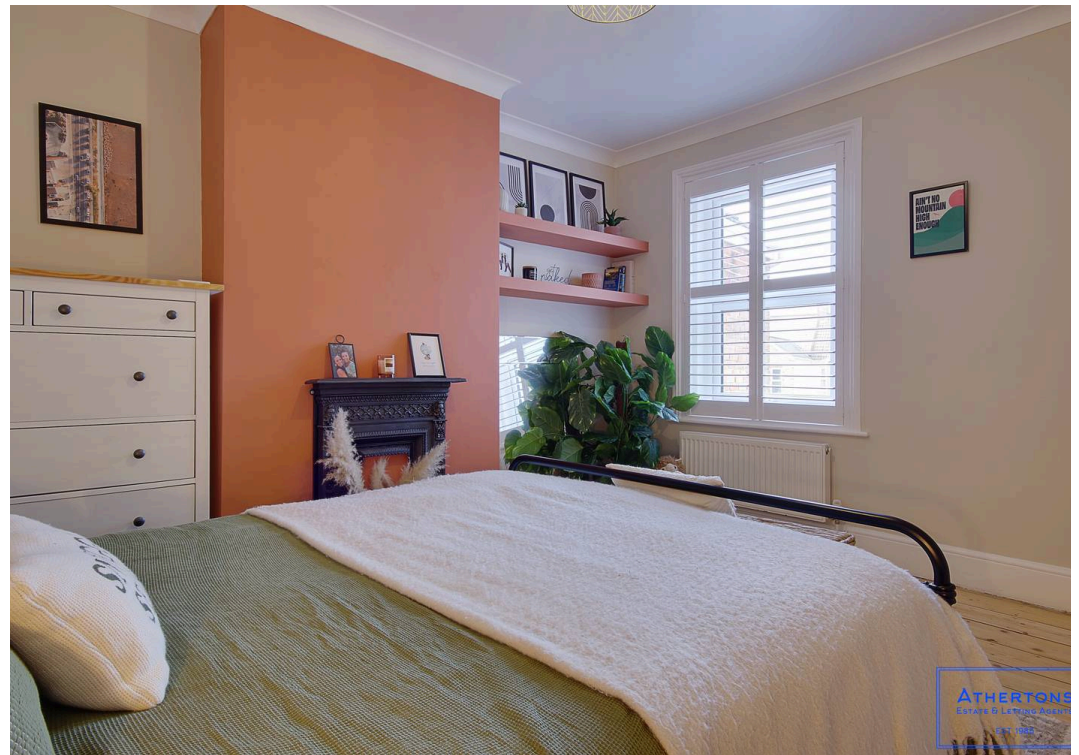
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautiful Family Home
- Two Spacious Double Bedrooms
- Wonderful Kitchen & Bathroom
- Popular Heckford Park Location
- Driveway
- No Forward Chain









GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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