



24 Mayford Road, Poole BH12 1PU  
Guide Price £342,500 Freehold





**A three bedroom detached property situated in a quiet cul-de-sac location. The property boasts spacious accommodation, a sunny rear garden and is in good school catchment.**

- THREE BEDROOMS
- SUNNY REAR GARDEN
- IN NEED OF RENOVATION
- IDEAL FAMILY HOME
- INTEGRAL GARAGE & DRIVEWAY
- NO FORWARD CHAIN

### **Property Comprises**

A bright and spacious detached property, situated in a quiet cul-de-sac location in the heart of Branksome. The property boasts nearly 1400 sq.ft of accommodation across 2 floors with a split level. As you enter the property, you are greeted by a spacious entrance hall leading to all principal rooms. There is a spacious kitchen, a separate dining room/bedroom three, W/C with a lounge on the lower split level. Upstairs, there are two double bedrooms, with fitted wardrobes, a family bathroom and storage.

Externally, the property has a large rear garden, a patio area, an integral garage and a driveway for two vehicles.

### **Location**

Within easy reach are the New Forest, Bournemouth International Airport and the town centres of Bournemouth and Poole, which offer a wide range of shopping, entertainment and recreational facilities. Train services to London Waterloo run from Branksome, Parkstone, Bournemouth and Poole Stations and there are ferry sailings from Poole to Cherbourg. Situated on the South Coast, to the south, are the safe sandy beaches of Poole Bay and Poole Harbour, renowned for its fishing and boating facilities.



