



**ATHERTONS**  
ESTATE & LETTING AGENTS

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EST. 1985

**32 Canford Road, Heckford Park, Poole, BH15 2LE**

Guide Price **£325,000**



**A Truly Stunning Family Home in the Heart of Heckford Park.**

Nestled within the ever-popular and conveniently located **Heckford Park area of Poole**, this exquisite family home is presented in true **show home condition** throughout. The property has undergone an extensive programme of refurbishment and modernisation, finished to an exceptionally high standard, combining style, comfort, and practicality in perfect measure.

From the moment you enter, you are welcomed by a bright and spacious **entrance hallway** that immediately sets the tone for the quality and attention to detail found throughout. To the front of the property is a charming **snug lounge**, ideal for cosy evenings or a quiet retreat. The heart of the home lies to the rear, where you'll find a **stylish open-plan dining room** with **patio doors** that seamlessly lead out to the garden, perfect for entertaining or enjoying sunny days. The adjacent **contemporary kitchen** is beautifully appointed with a range of high-quality, integrated appliances, sleek cabinetry, and elegant finishes.

Upstairs, the property continues to impress with **two generously proportioned double bedrooms**, both tastefully decorated and flooded with natural light. The **luxury family bathroom** has been thoughtfully designed and fully fitted with modern fixtures and fittings, creating a calming space to relax and unwind.





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, contributing to its appeal as a convenient and family-friendly area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

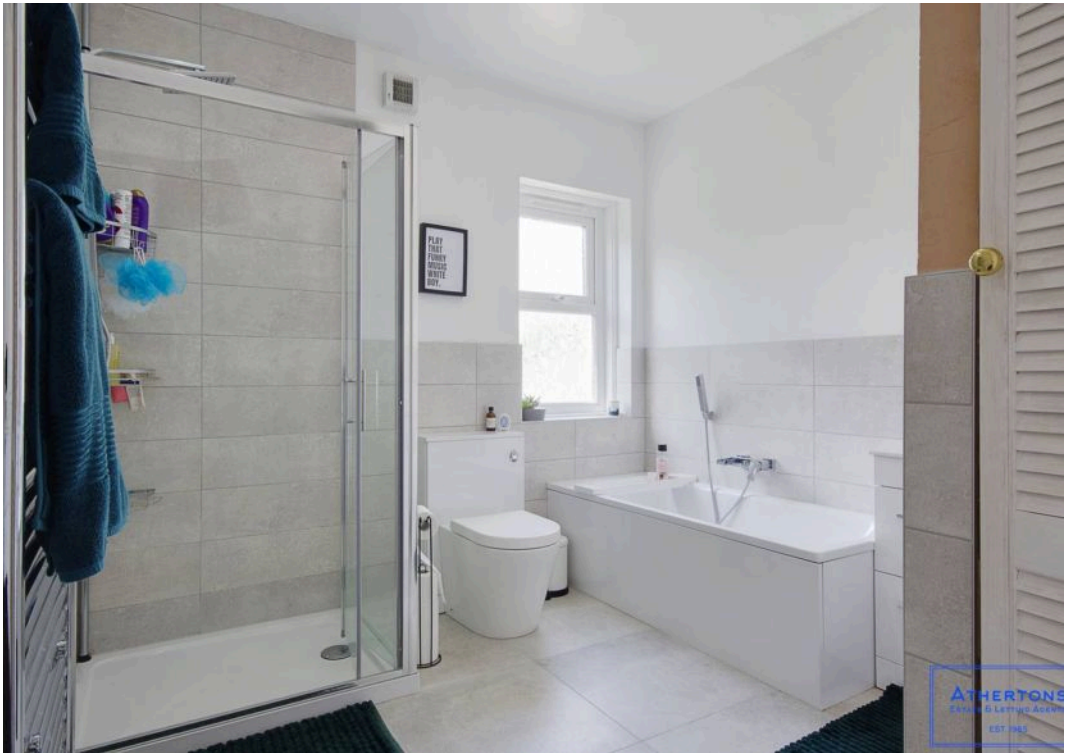












GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

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