

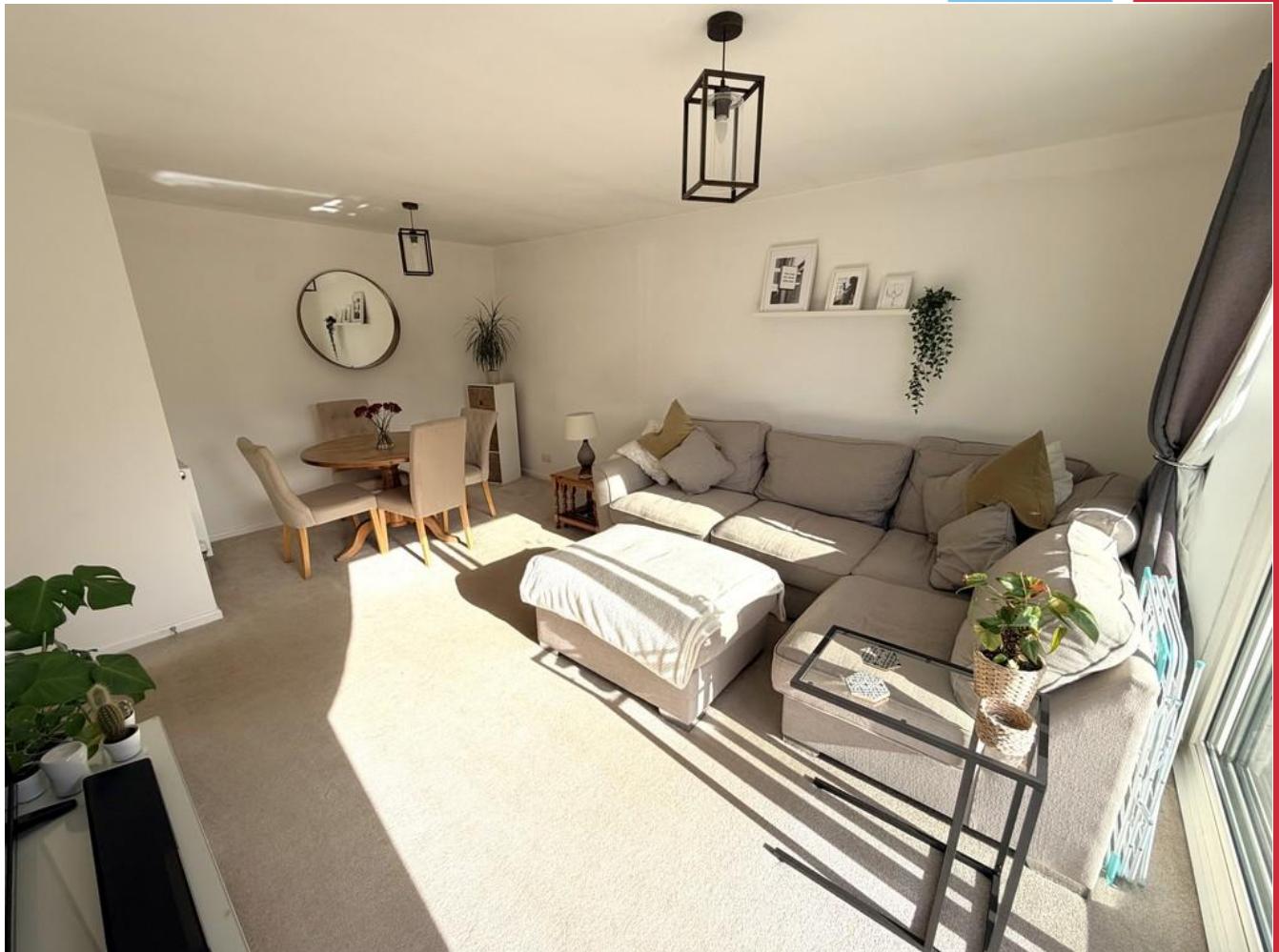


Scarf Road, Canford Heath, Poole BH17 8QH

A wonderfully presented two double bedroom detached bungalow offering well-proportioned accommodation, a south facing garden, off road parking and garage.

EPC: 62 Council Tax Band: C Guide Price: £350,000 Freehold

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Key Features

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- EXCELLENTLY PRESENTED
- CONTEMPORARY KITCHEN WITH FITTED APPLIANCES
- STYLISH MODERN FITTED BATHROOM SUITE
- SOUTH FACING LIGHT & AIRY LOUNGE/DINING ROOM
- LARGE SUN TERRACE
- OFF ROAD PARKING
- GARAGE
- SOUH FACING GARDEN
- POPULAR & CONVENIENT LOCATION

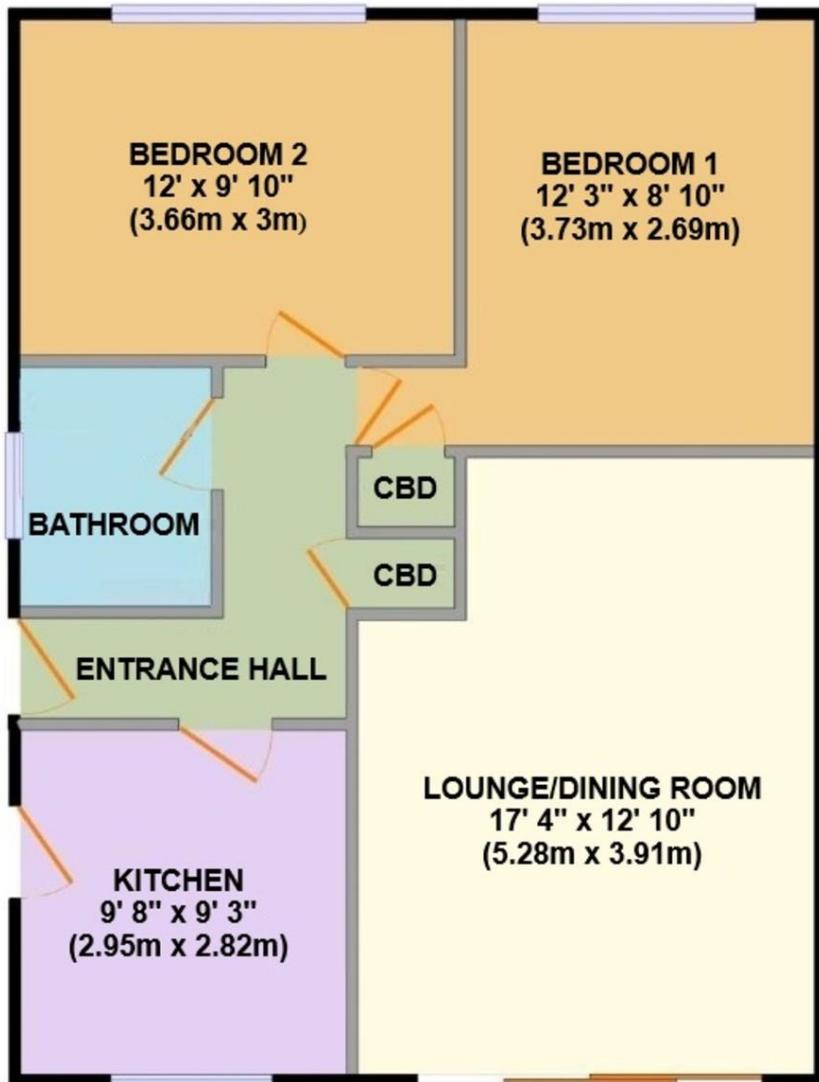
The Property

Upon entering the bungalow you notice the light, bright and airy feel and from the hallway, doors lead off to the lounge/dining to the rear. This room enjoys a southerly aspect and is a generous size with a cosy feel to it, with sliding patio doors leading out to the sunny rear garden. The kitchen is next door and provides a pleasant outlook with ample grey fronted units and draws, part tiled brick effect walls and wood effect flooring. There are two good size double bedrooms both with feature panelled walls and ample space for fitted or freestanding furniture. The stylish modern contemporary bathroom is fitted with a white three-piece suite and this then completes the accommodation.

The front garden has been predominantly laid to lawn with a border to the front boundary. A driveway provides off

road parking and this leads to the garage which is fitted with an up and over door, power and light. There is a UPVC double glazed door and window leading to the patio/garden and a gate between the garage and the bungalow provides access to a covered passageway which leads into the rear garden.

The rear garden enjoys a sunny southerly aspect and offers a certain degree of privacy and seclusion. Across the full width of the property is a generous paved patio area, which then leads up to an elevated area of lawn and a timber-built garden shed. A paved pathway continues to the opposite side of the bungalow and the rear garden is enclosed with a combination of walling and fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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