

Property Location  
Poole



Total Area: 115.7 m<sup>2</sup> ... 1245 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Heather View Road, Poole

Asking Price Of £500,000



- Three Spacious Bedrooms
- Two Elegant Reception Rooms
- Open-Plan Kitchen/Diner
- Ground Floor Shower Room
- Family Bathroom
- Generous Landscaped Rear
- Garden With Patio Area
- Driveway And Detached Garage
- Excellent School Catchment
- Close To Parks & Amenities
- Great Transport Links
- Extremely Well Presented

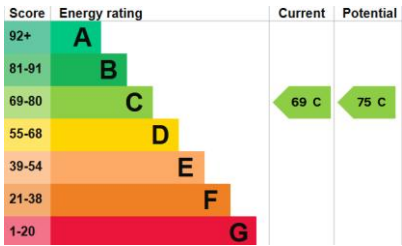


Why you'll like it

**Ground Floor**  
Upon entering via the front porch, you are welcomed by a bright and airy hallway that sets the tone for the rest of the home. To the left, a generous living room with a bay window invites plenty of natural light and offers a warm and comfortable space to relax with the family. Adjacent is a second reception room offering a large dining area and additionally, a study/playroom-ideal for flexible family living. The heart of the home is the stunning open-plan, fully fitted modern kitchen/diner, equipped with sleek cabinetry, ample worktop space,. French doors open out to the rear garden, seamlessly blending indoor and outdoor living-perfect for entertaining or alfresco dining. A convenient WC, a separate modern, fitted shower room, and storage cupboards complete the ground floor.

**First Floor**  
Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from wall-to-wall fitted wardrobes and storage. The bedrooms are serviced by a modern family bathroom finished to a high standard.

**Exterior**



To the rear, a generous southerly facing landscaped garden offers an area laid to lawn, wrap-around patio, enclosed play area and established borders-ideal for children to play or for hosting gatherings, and a detached garage. To the front, the property boasts a driveway providing off-street parking.

Branksome is a suburb of Poole in Dorset and it is also has easy access to Bournemouth Town centre. The area consists of mainly residential properties with many being family homes. Main features of the area are the recreational ground used for various sporting activities and events throughout the year. Talbot Heath nature reserve provides scenic walks and links through to Coy Pond and Bournemouth Gardens taking you into the town centre. Poole retail park is close by with John Lewis, Next and other leading retailers present.

There is a main line train station at Branksome which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Agents Notes  
Tenure: Freehold

