



Chaldon Road, Canford Heath, Poole BH17 8DA

Nicely tucked away in the corner of a cul-de-sac lies this three bedroom link detached family house. There is well proportioned accommodation on offer to include a stylish modern fitted kitchen/diner with French doors. Further benefits include UPVC double glazing, gas fired central heating, driveway, garage and the property is located close to popular local schools, amenities and excellent public transport.

EPC: 59 Council Tax Band: D Price: £375,000 Freehold







Key Features

- LINK DETACHED FAMILY HOUSE
- ENTRANCE VESTIBULE & CLOAKROOM
- LOUNGE WITH BAY WINDOW
- STYLISH MODERN KITCHEN/DINER WITH FRENCH DOORS
- THREE BEDROOMS
- FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- CUL-DE-SAC LOCATION

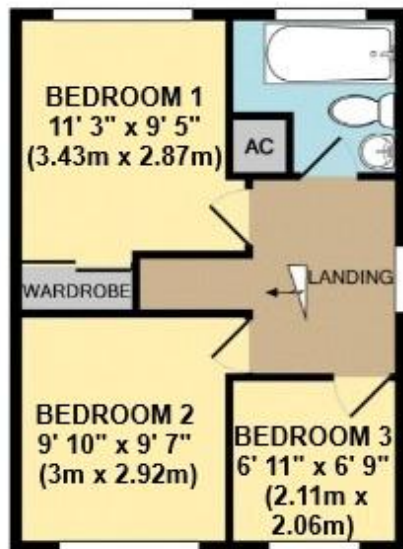
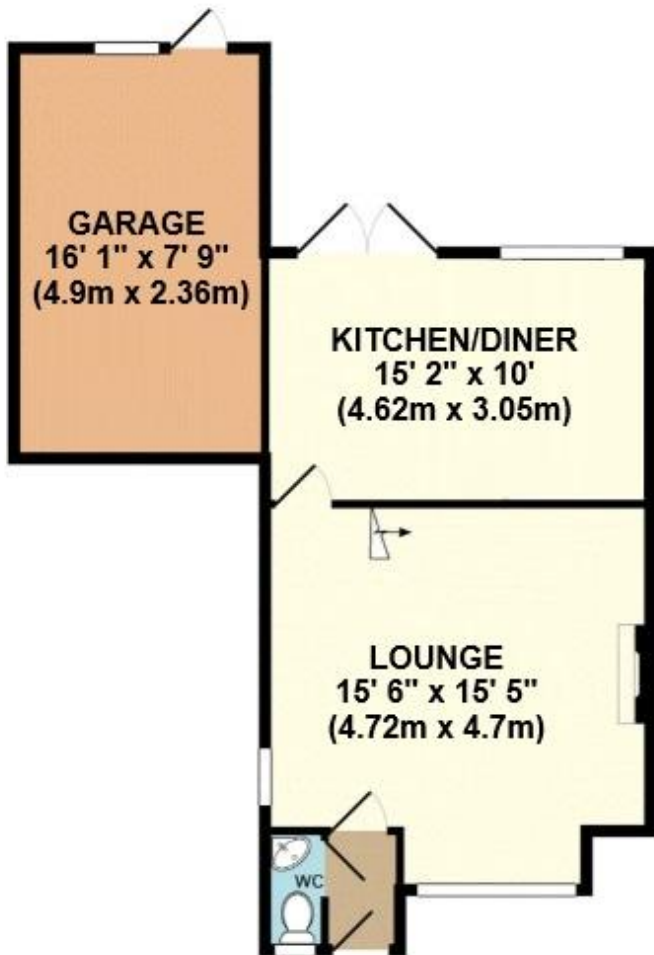
The Property

Upon entering there is an entrance vestibule and cloakroom with a door then leading into the lounge, which is of a generous size with a bay window. A doorway then provides access into the stylish modern kitchen/diner and we feel that this is a particular feature and the heart of the home with French doors leading out onto the patio and rear garden.

On the first floor there are three bedrooms serviced by a modern fitted family bathroom and this superb family home benefits from UPVC double glazing and gas fired central heating.

Outside to the front there is an area laid to lawn with a parking space and to the side there is a driveway providing off road parking leading to a garage with a pitched roof. The rear garden has a patio suitable for external garden/dining furniture with a rockery and the remainder of the garden is laid to lawn with close boarded fencing to the boundaries.

The house is nicely positioned within the corner of a cul-de-sac with similar properties around. Local popular schools, amenities and excellent bus services are close by.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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