



ATHERTONS
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EST. 1985

18 Gibson Road, Canford Heath, Poole, BH17 8QB

Offers Over **£350,000**



18 Gibson Road

Canford Heath, Poole

Set within the highly desirable older part of Canford Heath, this charming detached family home offers an excellent opportunity for buyers seeking a well-maintained property in a convenient location. Within easy reach of local supermarkets, reputable schools, bus routes and everyday amenities, the home is offered to the market with no forward chain.

The accommodation is both bright and well-proportioned, featuring a modern fitted kitchen and a spacious lounge/dining room with patio doors that open directly onto the rear garden, creating an ideal space for both relaxing and entertaining. The home features two generous double bedrooms, complemented by a family bathroom and additional useful storage.

Externally, the property truly shines with its attractive south-facing rear garden, thoughtfully arranged with lawn and patio areas, alongside a summer house and greenhouse. To the front, a block-paved driveway provides ample off-road parking and leads to a garage with convenient access to the rear garden. Further benefits include double glazing and central heating throughout.



Canford Heath is a large, family-friendly residential suburb located to the north of Poole, Dorset.

Known for its open green spaces and welcoming community atmosphere, the area offers a balanced lifestyle that blends suburban convenience with a unique natural setting. Developed primarily between the 1960s and 1980s, Canford Heath features a wide range of housing, from spacious detached homes to townhouses and modern apartments.

The area is popular with families, thanks to its good selection of local schools, shopping centres, medical facilities, and community services.

One of Canford Heath's standout features is its proximity to the Canford Heath Nature Reserve—the largest lowland heath in the UK. This protected landscape is a haven for wildlife, including rare species such as the Dartford warbler, sand lizard, and smooth snake. Walking trails and open areas offer residents and visitors a peaceful escape and a chance to enjoy Dorset's natural beauty right on their doorstep.

With easy access to Poole's town centre, good transport links, and a strong sense of community, Canford Heath is a popular choice for those seeking a quieter pace of life without being far from urban amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D









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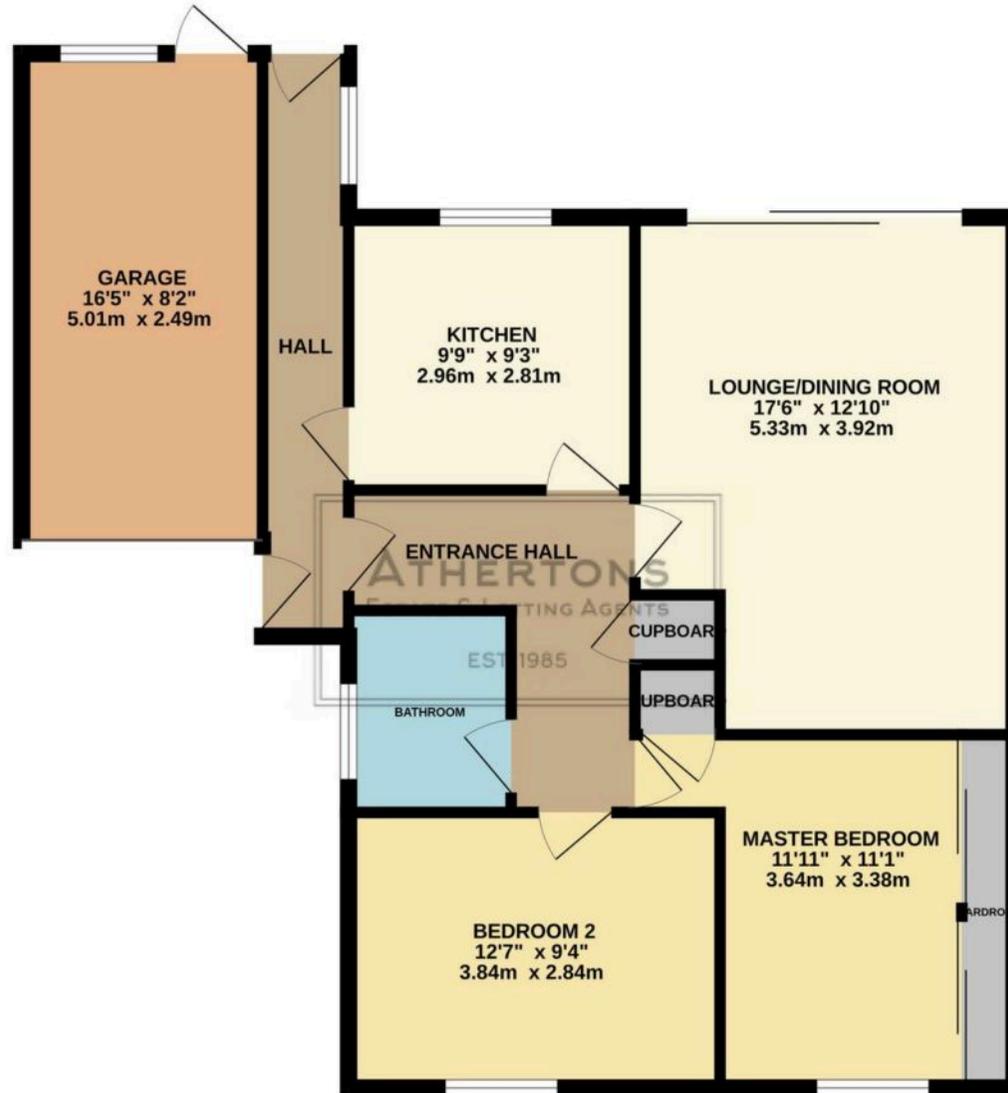
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GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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