



## 31 Brailswood Road, Poole BH15 2JW

A generous size four-bedroom detached house offering spacious living accommodation throughout, conveniently situated on the doorstep of popular local schools and amenities. This ideal family home requires updating and represents an ideal refurbishment project. There is off road parking and a double garage to the rear, and the centre of town, Poole Park and Poole Quay are within walking distance or a short drive away.

**EPC: 61 Council Tax Band: E Price: £425,000 Freehold**







## Key Features

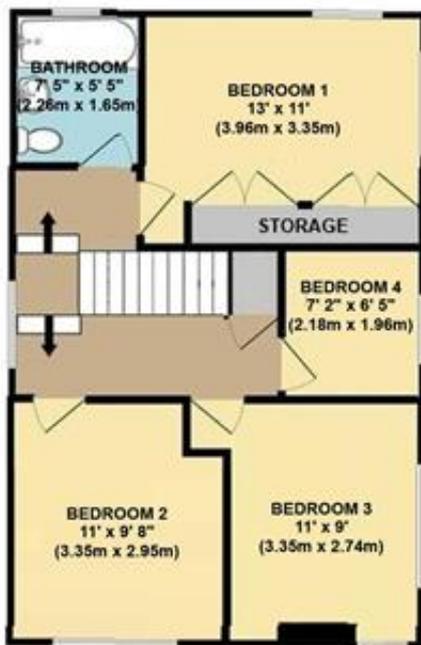
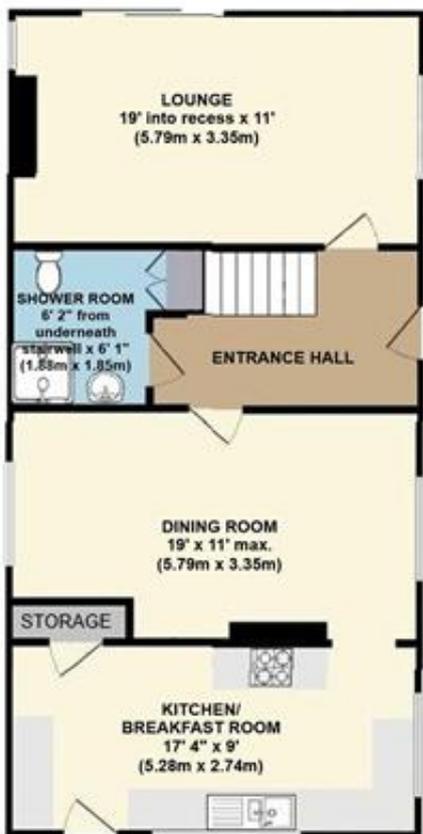
- GENEROUS SIZE DETACHED FAMILY HOME REQUIRING UPDATING
- ENTRANCE HALLWAY & GROUND FLOOR SHOWER ROOM
- 19ft APPROX. LOUNGE & SEPARATE DINING ROOM
- 17ft APPROX. KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS (THREE SINGLE & ONE DOUBLE)
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DOUBLE GARAGE & OFF-ROAD PARKING
- CLOSE TO SOUGHT AFTER LOCAL SCHOOLS & AMENITIES
- POPULAR & CONVENIENT LOCATION

## The Property

The front door leads through to the good size entrance hallway and directly in front there is a roomy ground floor shower room, ideal for guests and everyday convenience. Doors then lead off to the ample size dual aspect lounge with double glazed sliding doors leading out to and providing a pleasant outlook of the front garden, creating a seamless connection between inside and out. To the centre is a large separate dining room/additional reception room benefiting from a dual aspect, again with a feature open working fireplace. To the rear, overlooking the garden, is the light, bright and airy kitchen/breakfast room with plenty of storage units, drawers and a walk-in storage cupboard/larder. Upstairs the feel of space continues with three great size double bedrooms and a single fourth bedroom all serviced by a family bathroom.

Outside, the property enjoys both west and easterly facing gardens, ensuring the sun can be enjoyed throughout the day. The gardens are mainly laid to lawn and bordered by mature plants, trees and shrubbery, offering a pleasant and private setting, all enclosed by close boarded fencing. To the rear, there are two off-road parking spaces leading to a double garage.

This wonderful home offers a warm and welcoming family feel, perfectly positioned in a highly sought-after and convenient location. Within easy walking distance are well-regarded schools including Poole High School, St Edward's RC/CofE, and the popular Longfleet Primary, along with local amenities such as Tesco Express. Poole town centre, Poole Park and the Quay are also easily accessible, whether on foot or by car.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.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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