



Monkton Crescent, Poole
Dorset, BH12 4BX

Monkton Crescent, Poole, Dorset, BH12 4BX

Freehold Price £270,000

A well-presented and spacious 2 double bedroom bungalow set on an elevated plot, backing onto Bourne Valley Nature Reserve and less than a mile from Sainsburys Superstore on Alder Road. The bungalow has a lovely plot with private, enclosed front garden and a very private walled rear garden which is approximately 70' x 40' with level lawn, patio and well stocked flower and shrub borders. There is a driveway providing parking for 2/3 cars leading to a detached garage.

- Detached bungalow set on an elevated plot
- 2 double bedrooms – wardrobes in bedroom 1 are included
- The kitchen offers a range of white units and complimentary worktops and tiled floor (all appliances are negotiable in sale)
- Generous lounge/dining room
- Modern shower room with fitted furniture and white suite
- Detached 20'1" x 9'10" garage with personal door to garden
- Driveway for 3 cars
- A clean air system has been fitted that stops condensation throughout the property
- Gas central heating & double glazing

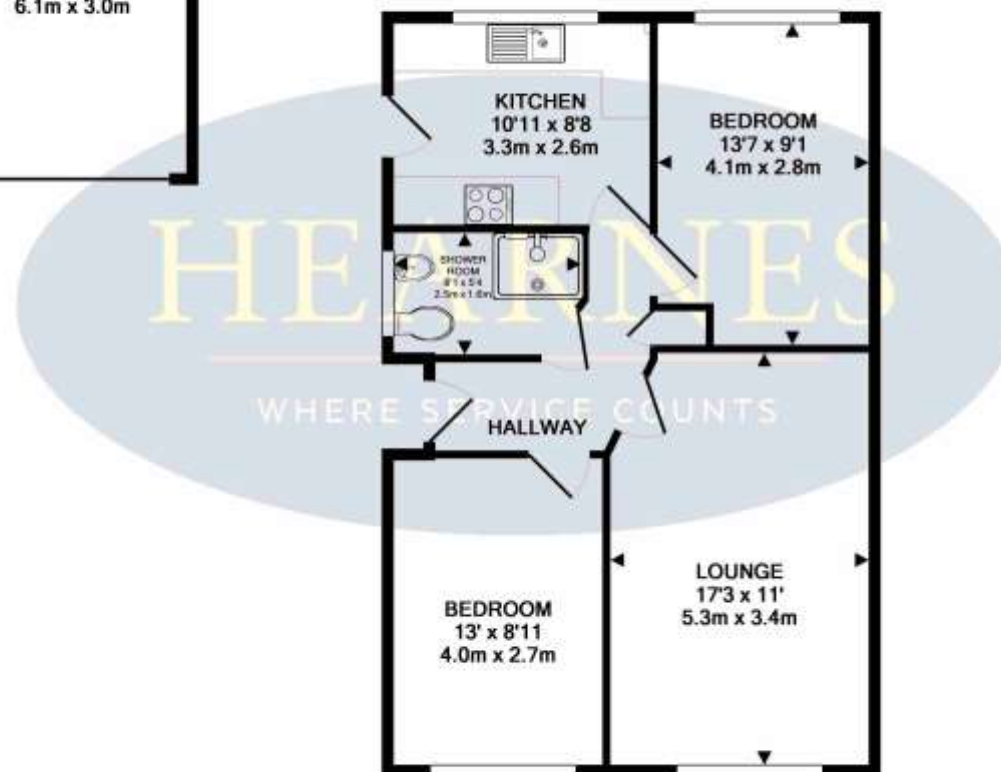
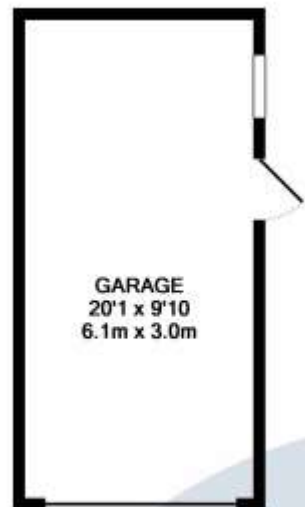
The property is in a quiet area amongst similar styles of properties all built around the same time, less than 350 metres from Bourne Valley Nature Reserve which offers 200 acres of natural heathland and includes a children's play area. Sainsburys Superstore is less than a mile away, Branksome Train station is just over 1 ½ miles away and the local shops on Ashley road are 1.6 miles away and include a Waitrose and wide choice of cafes and shops. Poole Town Centre is within 4.5 miles and Bournemouth Town Centre is a similar distance. Westbourne is 2.5 miles away and offers an array of independent shops, cafes and restaurants as well as a Tesco and the M&S food hall.

COUNCIL TAX BAND: C

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 807 SQ.FT. (74.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

