



HEARNES

WHERE SERVICE COUNTS

**42, Heather View Road, Poole
Dorset, BH12 4AQ**

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Freehold Price £385,000

An attractive and deceptively spacious 1930s 3 double bedroom chalet bungalow set in a quiet location with similar detached houses and bungalows. The current owners have improved the property to include an uplift on the frontage, some new windows, redecoration, and have planning permission for a garden room (plans available). The home has 2 good size bedrooms on the ground floor, lounge with views over the garden, kitchen and bathroom on the ground floor with a bedroom and cloakroom on the first floor. A real feature is the superb 80ft private rear garden with a lovely copse background providing a good degree of privacy and a great area for children to play. The property has gas central heating and double glazing, under house basement storage and is sold vacant with no forward chain.

- A deceptively spacious 3 double bedroom chalet bungalow
- Excellent potential to extend into the basement
- Spacious entrance hall with bamboo flooring
- Kitchen fitted with a range of 'Wren' high gloss cream units, complementary work tops and includes a 4 ring gas hob, oven and chimney style hood and space for washing machine, dishwasher and fridge/freezer
- Living room with a large picture window overlooking the garden and a feature gas fireplace
- Ground floor bathroom with white suite and shower over bath
- 3 double bedrooms with a versatile first floor, master bedroom which has space to create a walk in wardrobe and study area and benefits from an en-suite cloakroom
- New laminate flooring in both ground floor bedrooms and kitchen
- Replaced double glazed windows with fitted blinds included
- A generous 80ft x 30ft mature garden with a copse backdrop, area ideal for children to play, outside seating areas perfect for alfresco dining and a lovely range of fruit trees (including apple and pear!) Gazebo with outside deck and steps leading down to the lawn and basement room under the house
- Planning permission for a garden room (plans on request)
- On street parking
- Sold vacant with no forward chain

The property is set in a very quiet 'one way' road, approximately half a mile from Branksome Recreation Ground. The local shops on Ashley Road are located within a mile offering a wide range of shops for all your day to day needs. Poole Park is just over 3 miles away and is a superb family day out with a wide range of leisure facilities as well as restaurants & cafes. The award winning sandy beaches which the area is famous for are less than 3 miles away as are the vibrant Town Centres of Poole & Bournemouth, also within ½ a mile are the stores in Redlands Park, including John Lewis.

COUNCIL TAX BAND: D

EPC RATE: D

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





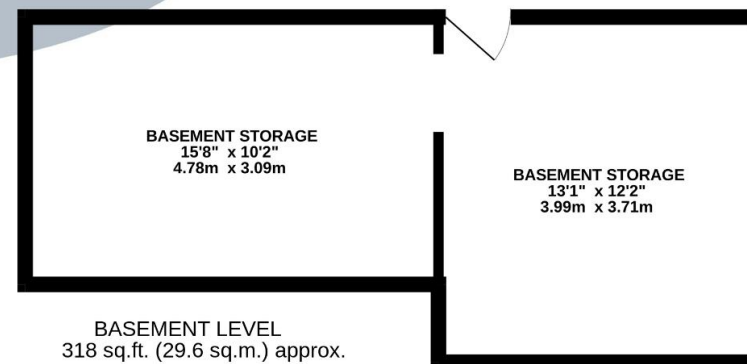
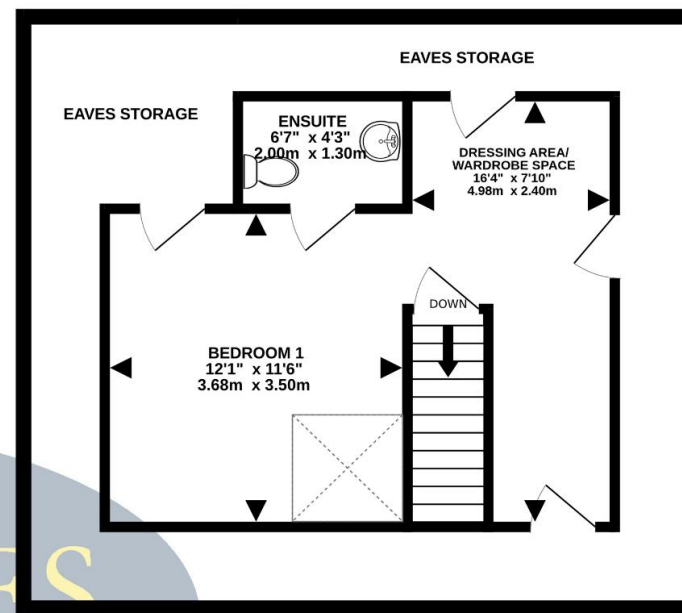
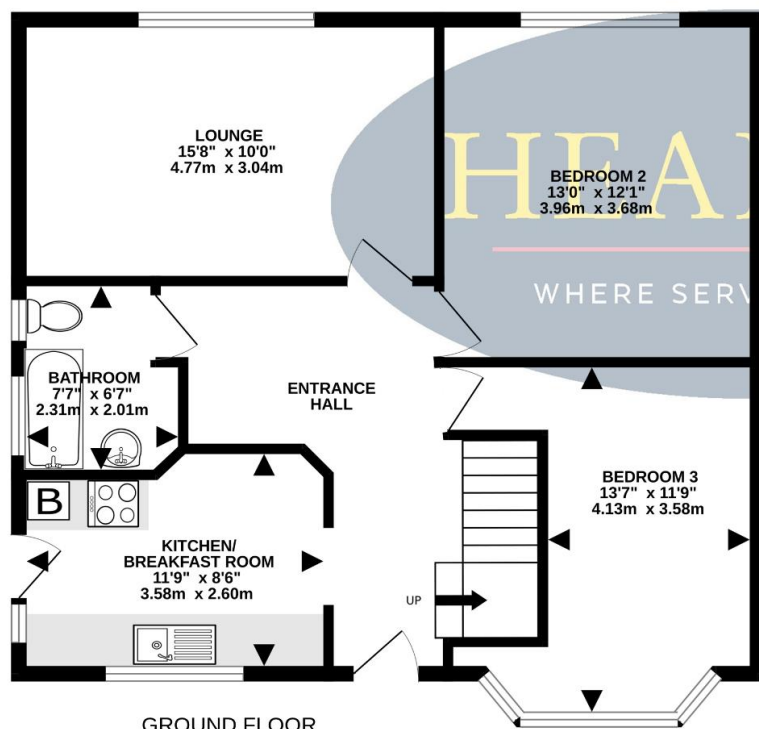


INCLUDING EAVES STORAGE

TOTAL FLOOR AREA : 1599 sq.ft. (148.5 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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Branksome Recreation Ground



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