



**24 Cromer Road, Branksome, Poole,  
Dorset, BH12 1ND**

# 24 Cromer Road, Branksome, Poole, Dorset, BH12 1ND

## FREEHOLD GUIDE PRICE £400,000 - £415,000

A superb 1930's 4 bedroom, 2 reception room detached house set on a corner plot within the heart of Branksome with no forward chain! The home offers in excess of 1300 square foot of characterful and versatile accommodation set on a good sized plot with 3 distinct outside areas, one being a fully enclosed lawned garden, adjacent to which is generous driveway offering side by side parking and access to the rear a hard landscaped garden with patio being a complete suntrap. One of the double bedrooms is set on the ground floor and can be used as an additional reception room affording a good degree versatility. The heart of the home is formed by an extended kitchen/dining room which has double glazed French doors opening to both the lawned garden and the sunny rear patio. Cromer road is an extremely popular location being close to Branksome Railway station, Coy Pond, Branksome Recreation Ground. Shops at Ashley Road include Waitrose, as well as many other day to day amenities are within walking distance. The property benefits further from double glazing, gas central heating, substantial square bay windows, first floor modern fitted bathroom with ground floor cloakroom, large porch with hanging and shoe storage area and is all sold with no forward chain!

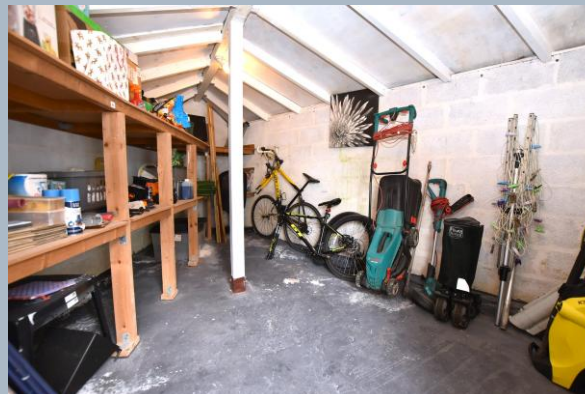
- A charming 4 bedroom detached house set on a corner plot within excess of 1300 square foot of accommodation
- Good sized lounge with square bay window
- Ground floor bedroom, which could be used as a separate reception room with walk-in closet
- Wonderful kitchen/dining room with French doors to both side and rear garden. The modern fitted kitchen includes handleless glossy units with worktops above, double oven with gas hob and extractor above
- Large porch with hanging and shoe storage
- Ground floor cloakroom
- Large master bedroom with bay window and fitted wardrobe
- Modern bathroom to include bath, shower, wash hand basin with vanity unit below and wc
- Fully enclosed and private lawned garden to the side, with separate sun trapped rear garden with patio and large outbuilding
- Gas central heating and double glazing throughout
- No forward chain!

This established residential setting is particularly convenient with Branksome station approximately quarter of a mile away; local shops in Ashley Road approx half a mile away; Bournemouth Town Centre two miles away and Poole Town centre within four miles. Set on a popular road with similar style properties and within easy access to Branksome Retail Park, with shops to include John Lewis and Everlast gym.

**COUNCIL TAX BAND: C**

**EPC RATE: D**

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





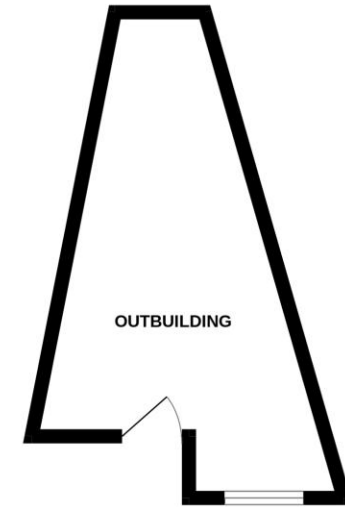
TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

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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GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
157 sq.ft. (14.6 sq.m.) approx.





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