

29 Ryall Road, Canford Heath, Poole, Dorset BH17 9FA

£449,950 Freehold

A spacious four bedroom detached house situated on this quiet road in Canford Heath a short distance from Adastral Square, leisure centre and bus routes. Broadstone Broadway with its array of bars, shops and restaurants is just a short drive away. This ideal family home offers nearly 1400 sq ft and internal viewing is a must to appreciate the roomy accommodation on offer, which comprises: lounge, kitchen/breakfast room, dining room, downstairs cloakroom, three double bedrooms, good sized fourth bedroom, en-suite bathroom and family bathroom. Externally there is a well maintained garden with lawned area, raised sun decked and sun patio. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features: feature fireplace to lounge, galleried landing, fitted wardrobes, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammars. VENDOR SUITED.

info@anthonydavid.co.uk

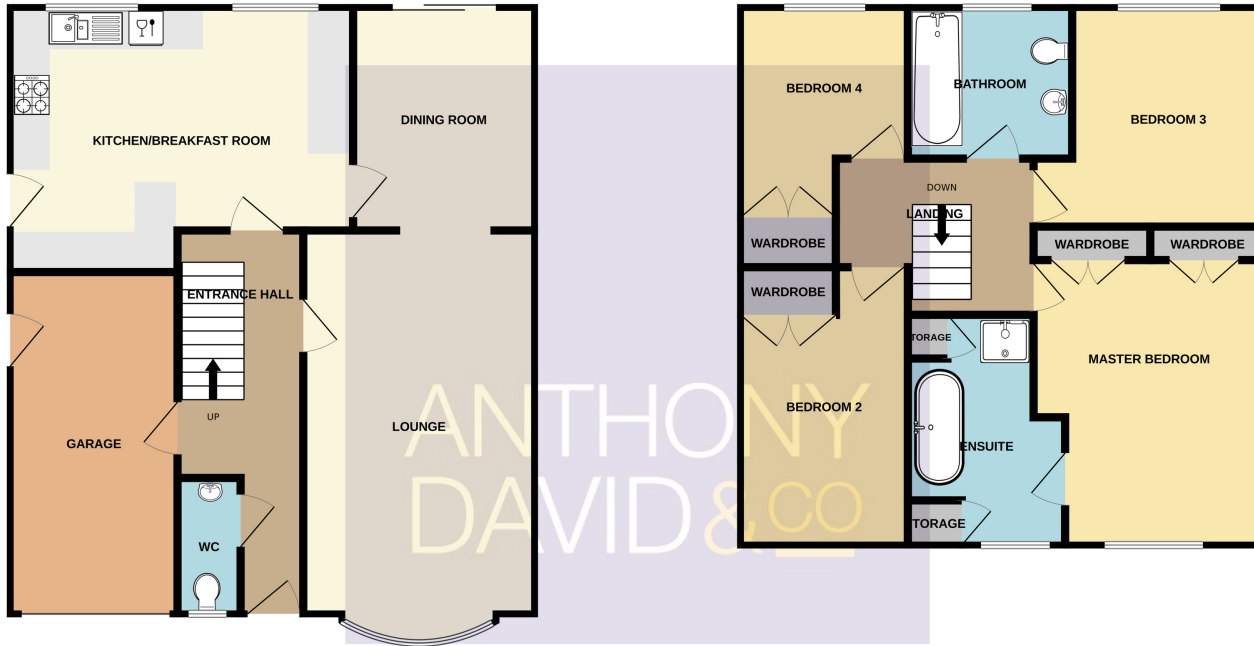
www.anthonydavid.co.uk

01202 677444

**ANTHONY
DAVID & CO**

GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



Entrance Hall 18' 5" x 6' 0" (5.61m x 1.83m)

Lounge 18' 4" x 10' 9" (5.59m x 3.28m)

Kitchen/Breakfast Room 16' 4" x 12' 8" (4.98m x 3.86m) max

Dining Room 9' 9" x 8' 8" (2.97m x 2.64m)

Downstairs Cloakroom 6' 6" x 2' 6" (1.98m x 0.76m)

Landing Doors to

Bedroom One 15' 2" x 10' 8" (4.62m x 3.25m)

En-Suite Bathroom 11' 0" x 7' 3" (3.35m x 2.21m)

Bedroom Two 13' 4" x 7' 11" (4.06m x 2.41m)

Bedroom Three 10' 8" x 10' 6" (3.25m x 3.20m)

Bedroom Four 9' 3" x 8' 0" (2.82m x 2.44m) max

Bathroom 7' 7" x 6' 10" (2.31m x 2.08m)

Garage 16' 4" x 8' 0" (4.98m x 2.44m)

Garden Enclosed

Driveway Off road parking

Council Tax Band D



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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.

Made with Metropix ©2023



Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.