



**Walton Road, Poole  
BH15 3PA**

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## FREEHOLD PRICE £365,000

A well-presented, 2 double bedroom, 2 reception room detached bungalow with two conservatories, off road parking, garage, and a sunny rear garden. Set in a well-regarded area, between Oakdale and Parkstone, the home has been well cared for by the current owners and further offers good living space, a modern kitchen and bathroom, gas central heating and double glazing. The fully enclosed, level rear garden is sunny and offers complete privacy, along with a single garage for storage with power and light.

- Well-presented 2 bedroom detached bungalow set in a popular area in between Parkstone and Oakdale
- Nestled into a lovely sunny southerly facing plot
- Excellent living accommodation
- Good sized lounge leading to a conservatory
- Second reception room, used as a dining room, leading to kitchen
- Modern fitted kitchen in a arrange of white units with worktops over and fitted with Neff induction hob, oven and extractor, space for dishwasher and fridge/freezer
- Further rear conservatory off the kitchen, making an ideal breakfast area
- Modern bathroom with shower over the bath
- Gas central heating and double glazing
- Detached garage with power and light, that the owner uses as a workshop.
- Very secluded, sunny, fully enclosed, low maintenance rear garden
- Driveway with parking for 2 cars

Walton Road is located off Ringwood Road and is within 1 mile of Parkstone and the shops at Ashley Road, 2 miles to Poole and 3 Miles to Bournemouth. Tower Park Leisure Complex is approximately 1.5 miles away and access to the Dorset Way, leading to Ringwood in one direction and Dorchester, in the other is under a mile.

COUNCIL TAX: C

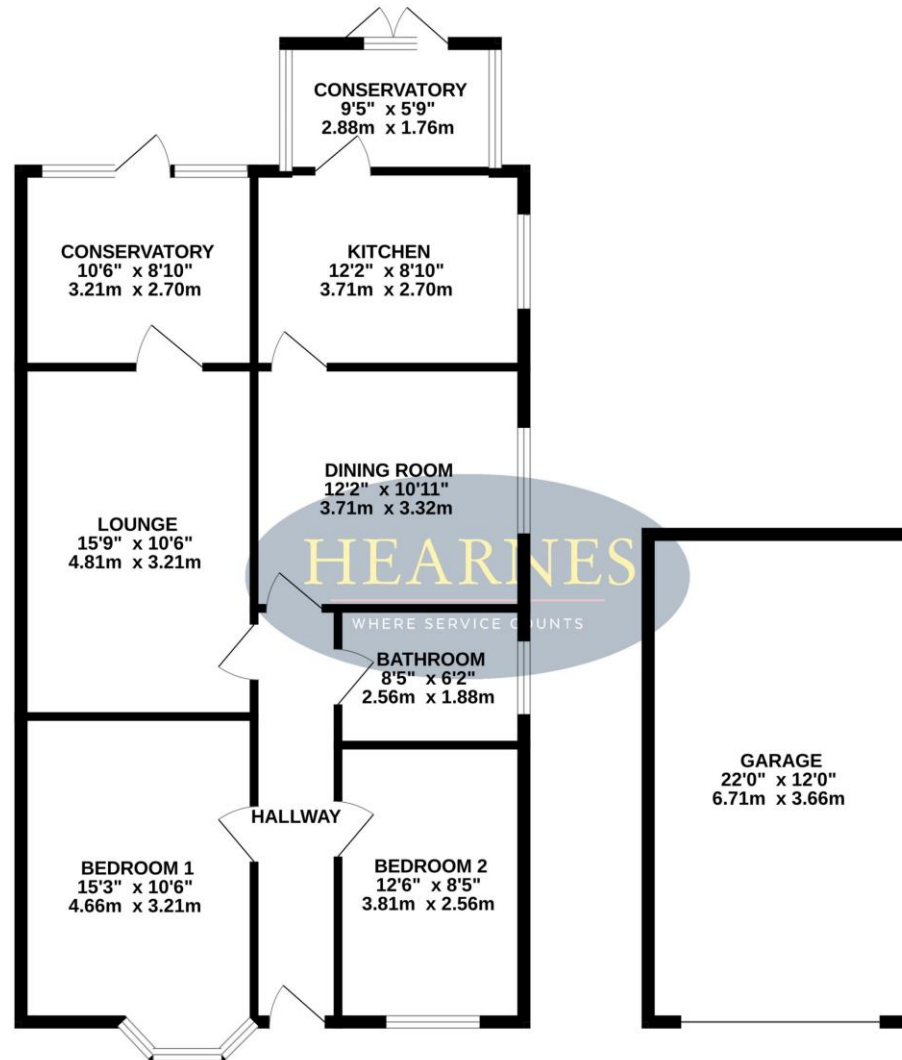
EPC: D

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.





GROUND FLOOR  
1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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