



47 Waytown Close, West Canford Heath, Poole, Dorset BH17 9WF

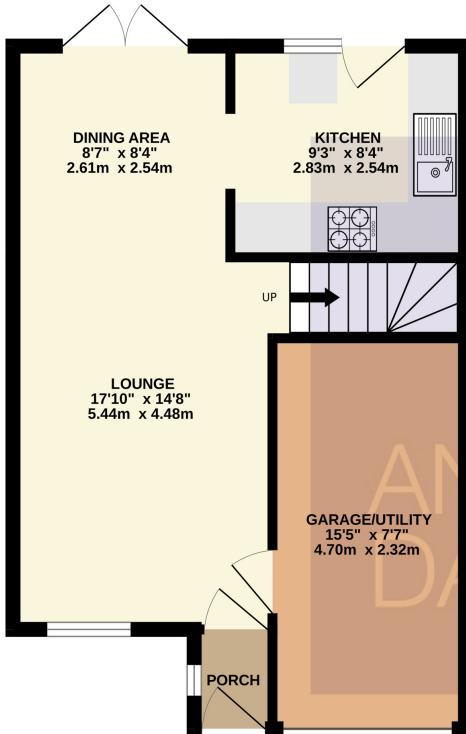
£419,950 Freehold

A sublime three double bedroom house ideally situated in this quiet cul-de-sac location in West Canford Heath a short walk from the scenic Hatch Pond Nature Reserve with its idyllic walk around the pond. Broadstone Parade with its array of local shops and amenities is also a short drive away. The property is immaculately presented throughout and viewing is imperative to not only appreciate its superb location but also the accommodation on offer, which comprises: 17' lounge, dining area with direct garden access, fitted kitchen and stylish bathroom. Externally there is a beautifully manicured garden with sun patio, lawned area with stepping stones to a garden shed. To the front the driveway provides off road parking which in turn leads to an integral garage/utility. Further features of this 'must see' home include: fitted wardrobes to bedrooms one and two, boarded loft, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammars.

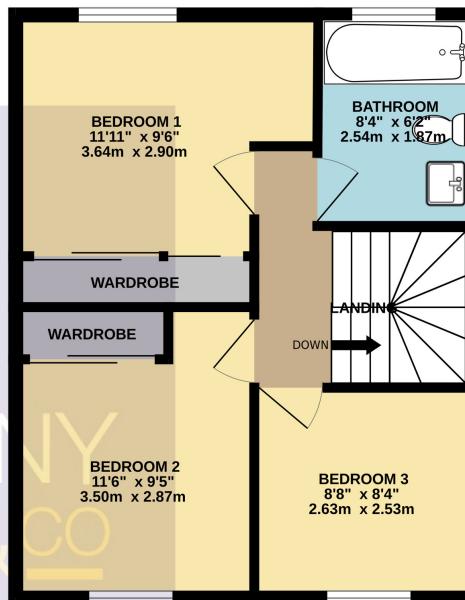
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ANTHONY  
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GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



Porch Door to

Lounge 17' 10" x 14' 8" (5.44m x 4.47m)

Dining Area 8' 7" x 8' 4" (2.62m x 2.54m)

Kitchen 9' 3" x 8' 4" (2.82m x 2.54m)

Landing Doors to

Bedroom One 11' 11" x 9' 6" (3.63m x 2.90m)

Bedroom Two 11' 6" x 9' 5" (3.51m x 2.87m)

Bedroom Three 8' 8" x 8' 4" (2.64m x 2.54m)

Bathroom 8' 4" x 6' 2" (2.54m x 1.88m)

Garage 15' 5" x 7' 7" (4.70m x 2.31m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band D

TOTAL FLOOR AREA: 868 sq.ft. (80.7 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 indicative 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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