



**HEARNES**

WHERE SERVICE COUNTS

**42 Tollard Close, Poole, Dorset,  
BH12 4AU**



# 42 Tollard Close, Poole, Dorset, BH12 4AU

## Freehold Price £299,950

A well presented 3 bedroom semi-detached house positioned at the end of a quiet tucked away cul de sac in Poole. The ground floor accommodation comprises of a generous lounge/dining room, separate modern kitchen, conservatory and downstairs cloakroom. The first floor includes 2 double bedrooms, additional single bedroom, family bathroom and airing cupboard. The rear garden is 50' long, westerly facing with a large lawned area. Other benefits include a shared driveway leading to a garage with off road parking in front, gas central heating with double glazing throughout and is being offered with no forward chain.

- A 3 bedroom semi-detached house set in a quiet cul de sac location
- Very spacious lounge/dining room
- Refitted modern kitchen including a range of sleek handleless pale grey units with worktops over and integrated fan electric hob, oven below and extractor fan above, space for a washing machine and fridge/freezer
- Conservatory with doors to the rear garden
- Downstairs cloakroom
- Modern family bathroom with shower over bath, wash hand basin and wc
- Westerly facing 50' long rear garden
- Garage with off road parking in front accessed via a shared driveway
- Gas central heating and double glazing throughout
- Offered with no forward chain

The property is situated in a popular residential area near the end of a cul de sac, surrounded by similar properties, all built around 1995. Bourne Valley is 100 yards away with its 15 hectares of natural heathland, walking and cycle paths, open grassland, and central pond. Local facilities are just half a mile walk in Wallisdown and Sainsbury's superstore is a similar distance in Alder Road. Rossmore Leisure Centre is just under a mile away and Knighton Heath Golf Course is within 2.5 miles. The beach and sea are around 3 miles away.

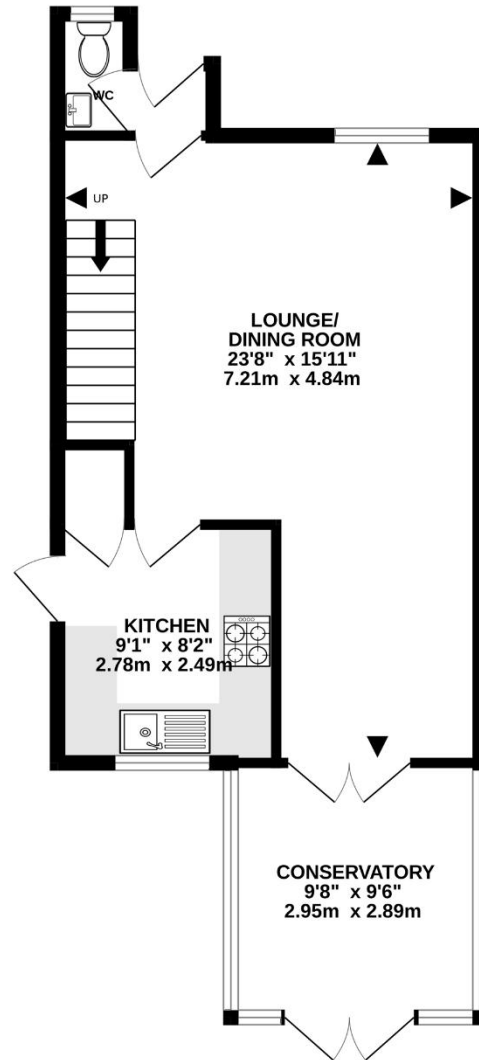
COUNCIL TAX BAND: C

EPC RATING: D

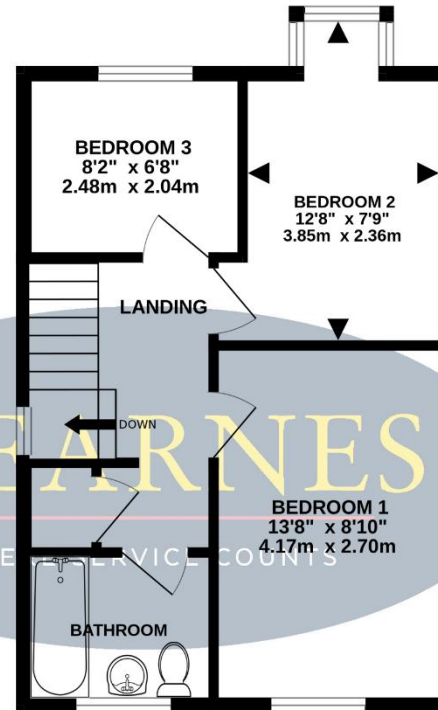
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnies Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



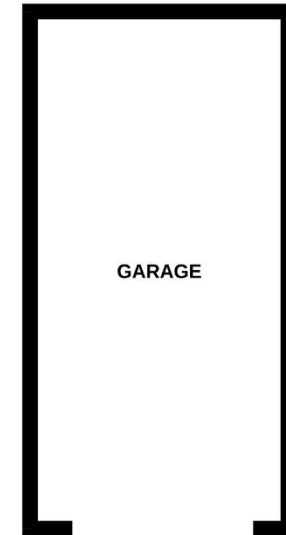
GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



GARAGE  
193 sq.ft. (17.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1083 sq.ft. (100.7 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.

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18-20 Parkstone Road, Poole, Dorset, BH15 2PG Tel: 01202 377377 Email: poole@hearnes.com www.hearnes.com

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