

**92 Alder Road, Poole, Dorset, BH12 2AH**



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## FREEHOLD GUIDE PRICE £330,000 - £340,000

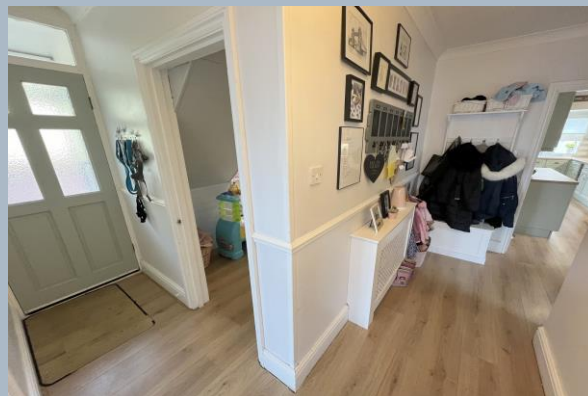
Set on an elevated position, is this 4 bedroom, chalet bungalow with generous living area, 2 bathrooms, southerly facing rear garden and parking. This 1930's bungalow has been updated by the present owners to include modern family bathroom, new flooring, redecoration and has been a wonderful home to raise a family. The private rear garden is a real feature, being southerly facing, very private and having an outside built in bar/BBQ area for family dining and entertaining. Conveniently located within a few hundred yards of Branksome Recreation Ground and is close to local schools, parks and shops.

- Detached, 4 bedroom chalet bungalow set in an elevated position
- Excellent layout with versatile accommodation of approximately 1200 sq ft
- 2 ground floor bedrooms with a refitted family bathroom and 2 further first floor bedrooms (with sloping ceilings) and bathroom
- Open plan feel to the downstairs living accommodation with sitting room leading to an dining area, which opens up into the kitchen
- Bedroom 1 has fitted wardrobes and bedroom 2 is fitted with bespoke built in furniture to one wall with a pull down bed, making it versatile as a bedroom/home office/snug
- Generous kitchen with space for all appliances
- Modern décor throughout
- Completely enclosed and private southerly facing rear garden, that is surprising quiet. The level garden has a built in outdoor kitchen with BBQ and there is a decked area for dining. Further offering a side storage shed which has power and light
- At road level is an off road parking space for one car and the home is approached via steps and is set back from the road, making it very private

Set on Alder Road, the home has everything on its doorstep to include , bus routes, access to local roads, Branksome Recreation Ground, Sainsburys Superstore, Branksome Retail Park and the Parkstone shops on Ashley Road. Local schools include Heatherlands and Bishop Aldhelms Academy. Bournemouth is within 2 miles and Poole Town Centre under 4 miles, with the local train station at Branksome, just half a mile away.

**COUNCIL TAX BAND: C**

**EPC RATE: E**



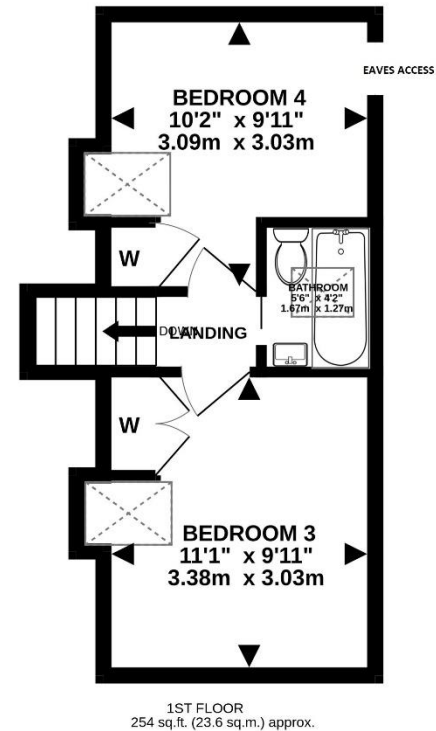
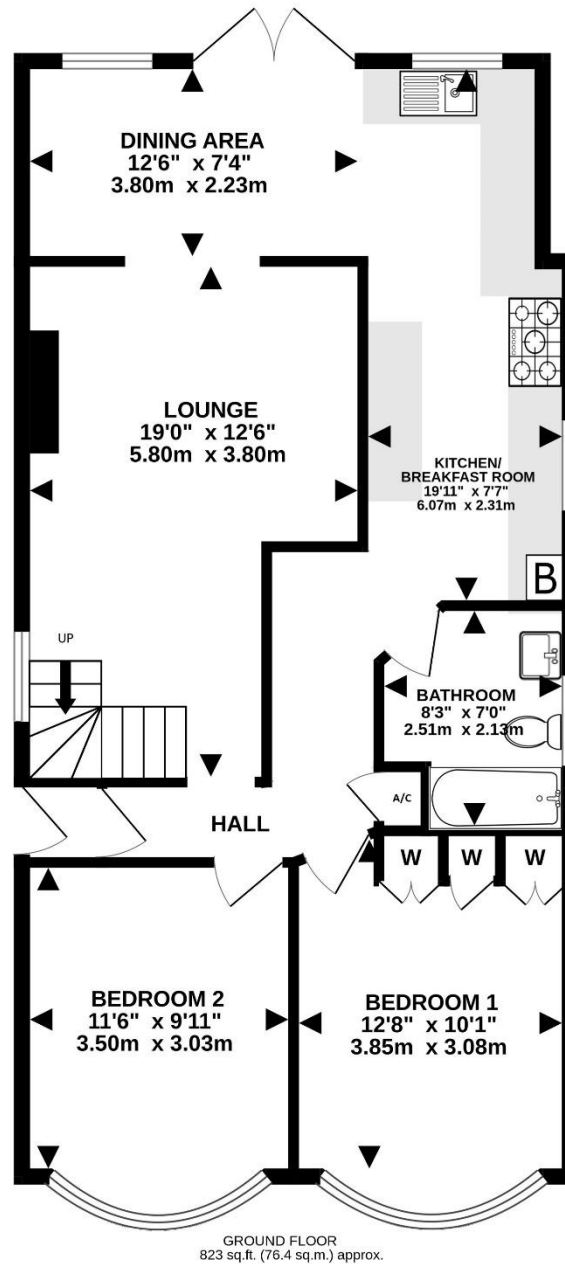






TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

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](mailto:poole@hearnes.com)

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