

**Heather View Road, Branksome
Poole, Dorset, BH12 4AQ**



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Heather View Road, Branksome, Poole, Dorset, BH12 4AQ

Freehold Price £435,000

A most attractive character 4 double bedroom, detached chalet bungalow with 2 reception areas to include a kitchen/dining room and a large adjoining conservatory. The home has 2 ground floor bedrooms, both with fitted wardrobes and an en suite shower room, as well as a cloakroom with 2 further bedrooms and a bathroom upstairs. The south facing rear garden is attractively laid with lawn, patio, summerhouse and koi carp pond (the koi carp and equipment can be removed if not required) The block paved driveway and parking area leads to a rebuilt large single garage with remote control up and over door and utility area at the rear.

- Attractive, 1930's, 4 double bedroom detached character chalet bungalow
- Well-presented throughout and sold with no forward chain
- Generous farmhouse style kitchen/dining room with a range of cream shaker style units and work tops over and fitted with integrated appliances to include a 4 ring gas hob with extractor, double oven, fridge/freezer, freestanding dishwasher and space and plumbing for washing machine. Tiled floors that continue into the conservatory. This wonderful room has a large dining area and is a fabulous place for family living
- Adjoining conservatory that runs the back of the home and links with the lounge and kitchen/dining room. There are doors out to the garden
- Cosy lounge with electric log burner style heater set in a Victorian ornamental fireplace, painted wooden floors
- Entrance hall with wooden floors and ground floor cloakroom
- 2 ground floor bedrooms, both with a range of recently fitted wardrobes and one having an en suite shower room
- 2 bedrooms on the first floor, both with fitted wardrobes and a large family bathroom
- South facing private well laid garden, with a patio, lawn area and koi carp pond, summerhouse
- Rebuilt large single garage with electric door and utility area
- Long block paved driveway leading down the side of the home
- Gas central heating and double glazing

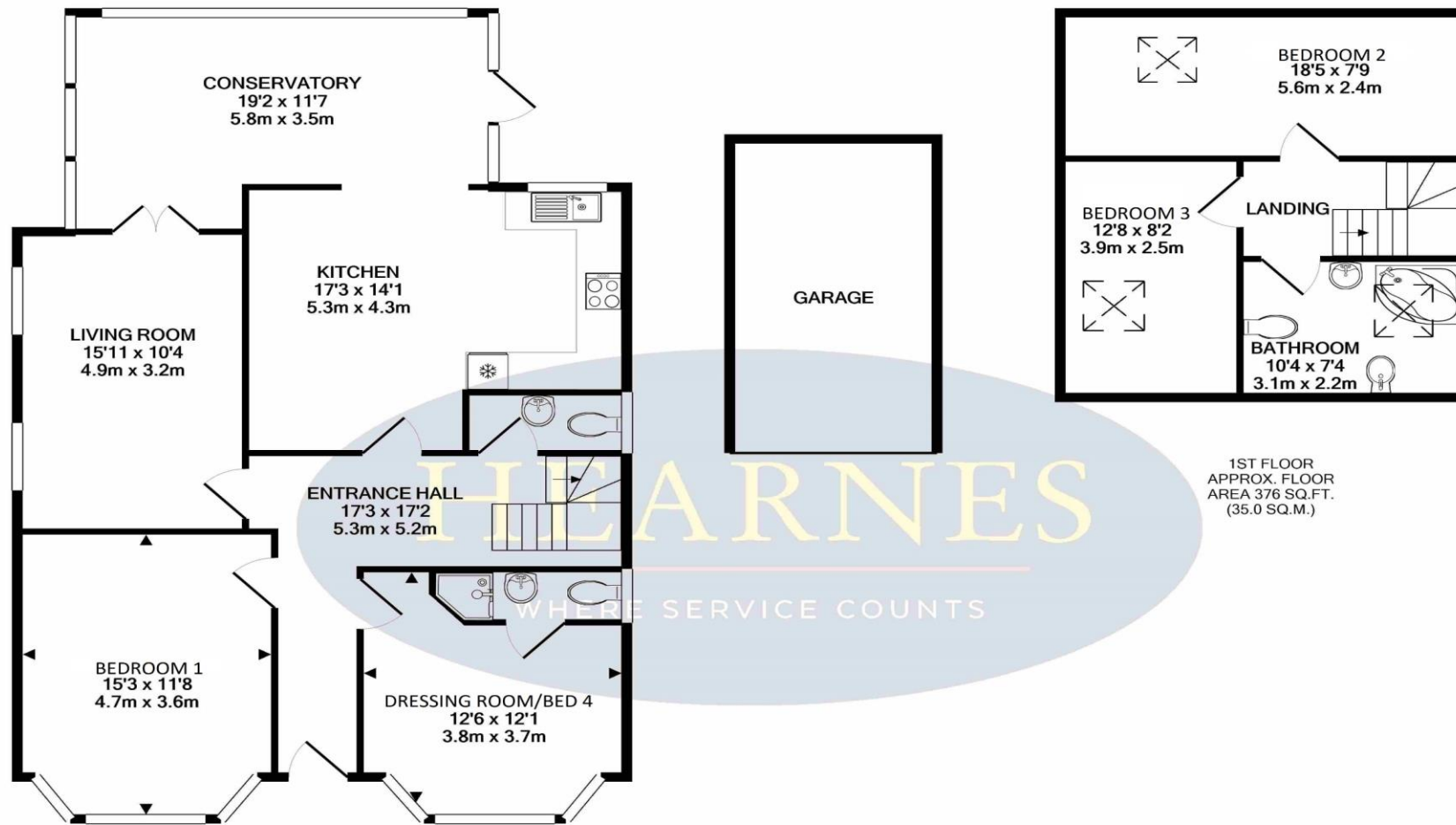
The property is set in an established residential area of predominantly bungalows and chalets, convenient for Sainsbury's superstore which is within half a mile. The shops in Ashley Road are approximately 1 mile away with Poole town centre approximately 4 miles and Bournemouth town centre a similar distance.

COUNCIL TAX BAND: D EPC RATE: D



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
 APPROX. FLOOR
 AREA 1228 SQ.FT.
 (114.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1605 SQ.FT. (149.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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