




67 Churchfield Road, Poole Park, Poole, Dorset BH15 2QW

£450,000 Freehold

This three bedroom detached house is ideally situated a short stroll away from Poole Park. Poole Hospital and Ashley Cross with its array of trendy bars and bistros is also a short distance away. Internal viewing is highly advised to appreciate the properties full potential to become a forever family home. The accommodation on offer comprises: 25' lounge/diner, kitchen, downstairs cloakroom, two double bedrooms, one single bedroom and bathroom. Externally the property boasts an extensive South facing garden with vast lawned area, sun patio and sun decking. To the front there is off road parking for three cars. Further features of this much loved property include: detached workshop with power and light, feature wall mounted fire to lounge, fitted wardrobe to bedroom two, gas central heating and UPVC double glazing. Nearby Schools - Longfleet CoE, St Marys RC Primary, Oakdale Junior and Poole High School.

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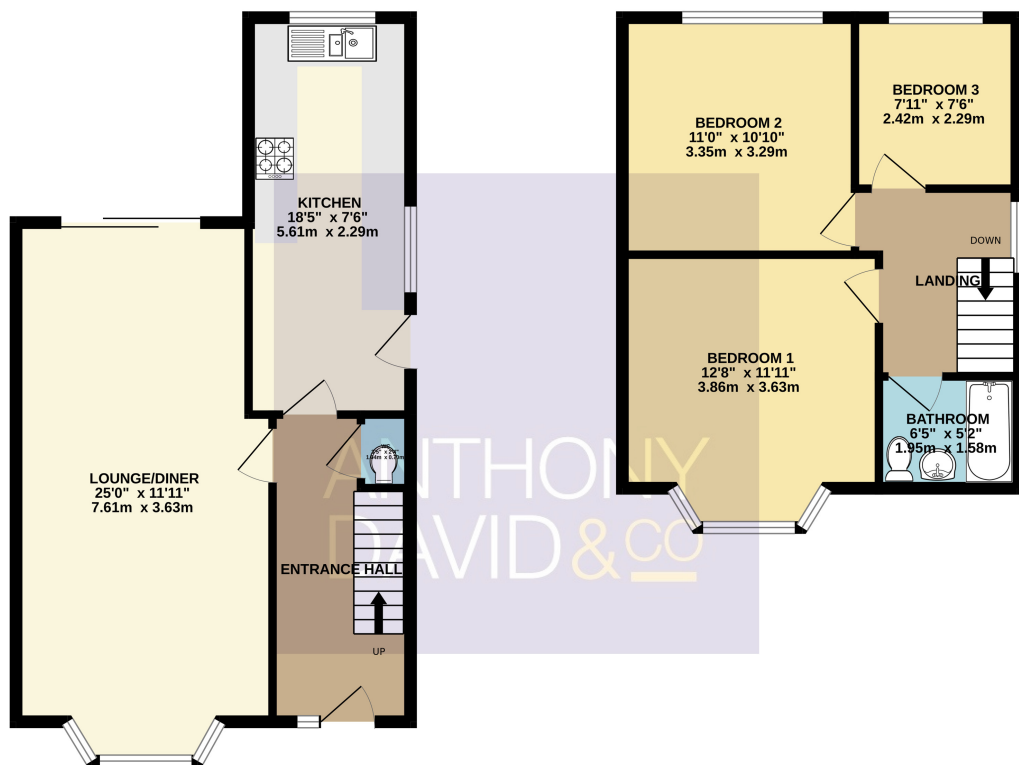
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**ANTHONY
DAVID & CO**

GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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Entrance Hall Doors to

Lounge/Diner 25' 0" x 11' 11" (7.62m x 3.63m)

Kitchen 18' 5" x 7' 6" (5.61m x 2.29m)

Downstairs Cloakroom 3' 5" x 2' 4" (1.04m x 0.71m)

Landing Doors to

Bedroom One 12' 8" x 11' 11" (3.86m x 3.63m)

Bedroom Two 11' 0" x 10' 10" (3.35m x 3.30m)

Bedroom Three 7' 11" x 7' 6" (2.41m x 2.29m)

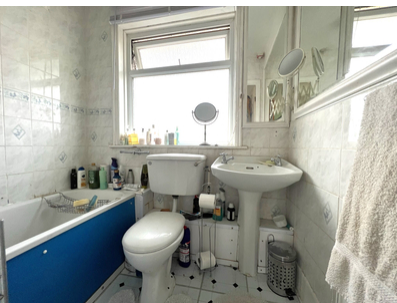
Bathroom 6' 5" x 5' 2" (1.96m x 1.57m)

Garden South facing

Workshop Detached

Driveway Off road parking x 3

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.