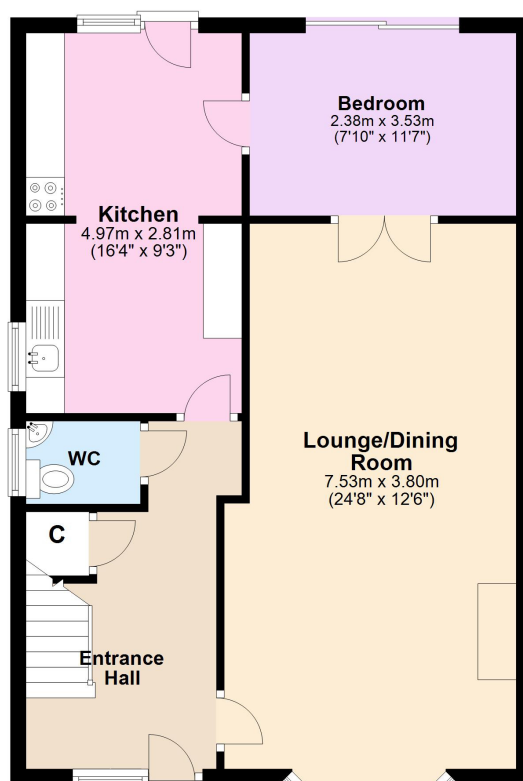


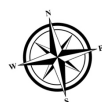
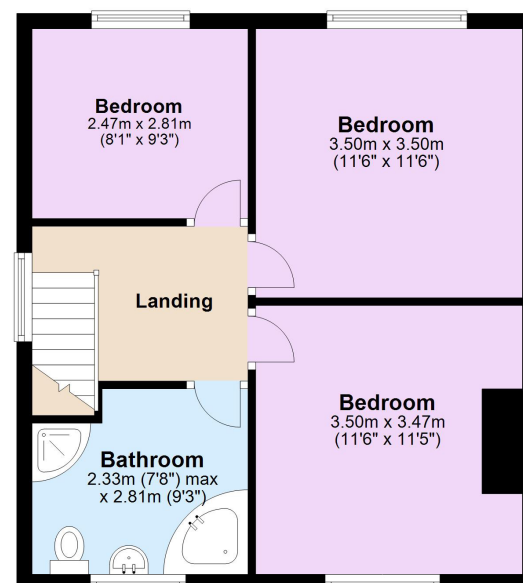
## Ground Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



### First Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



Total area: approx. 106.9 sq. metres (1150.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



**42 Cynthia Road, Poole, Dorset, BH12 3JF**

## Offers Over £390,000

**\*\* SOUTH FACING GARDEN \*\*** Link Homes Estate Agents are delighted to offer to the market this extended four bedroom detached house situated in the popular residential area of Parkstone, Poole. The property benefits from a variety of great features, few of which includes a separate modern kitchen fitted within the last few years, an open plan lounge diner with feature bay windows, off road parking for multiple vehicles, four spacious bedrooms, a four piece bathroom suite, a downstairs WC and a South facing garden with side gated access. A perfect family home in a convenient central location, an internal viewing is a must to avoid disappointment.

Cynthia Road is a short walk to Ashley Road consisting of a variety of useful amenities such as banks, cafes, restaurants, pubs, supermarkets (including Waitrose) and the main bus routes. Just beyond Ashley Road is the popular Ashley Cross. Close by you can find Branksome Retail Park which offers a range of convenient shops such as John Lewis, Home Bargains, Boots, and the Everlast gym is also on site. It is worth noting that Poole Hospital and either Branksome or Parkstone train stations are within close proximity. The property also sits centrally between Poole & Bournemouth town centres which are only a short drive away. A brilliant location.





## Ground Floor

### Entrance Hallway

Coved and smooth set ceiling, ceiling lights, smoke alarm, UPVC double glazed frosted front door and window to the front aspect opening onto the driveway area, laminate flooring, radiator, digital wall thermostat, power points, under the stair's storage and a downstairs W/C.

### Downstairs W/C

Smooth set ceiling, downlights, UPVC double glazed frosted window to the side aspect, laminate flooring, radiator, wall mounted wash hand basin with tiled splash back and a toilet

### Open Plan Lounge/Diner

Coved and smooth set ceiling, ceiling lights, wall lights, UPVC double glazed bay windows to the front aspect overlooking the driveway, carpeted flooring, two radiators, power points, space for a log burner, television point and double doors leading to the second reception room/bedroom four.

### Kitchen

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the side and rear, UPVC double glazed frosted single door to the side aspect opening onto the garden, porcelain tiled flooring, radiator, wall and base fitted soft closing units, part tiled walls, space for an oven with stainless steel extractor fan above, space for a washing machine, space for a slimline dishwasher, space for a long-line fridge freezer, single bowl stainless steel sink with drainer, power points and an enclosed 'Vaillant' combination boiler.

### Second Reception Room/Bedroom Four

Coved and smooth set ceiling, ceiling light, aluminium sliding doors to the rear aspect opening onto the rear garden, vinyl flooring and power points.

## First Floor

### Landing

Coved and smooth set ceiling, ceiling light, smoke alarm, loft hatch (insulated, partially boarded and lighting), carpeted flooring, power points, a UPVC double glazed frosted window to the side aspect and the staircase to the ground floor.



### Bedroom One

Smooth set ceiling, ceiling lights, UPVC double glazed windows to the rear aspect overlooking the rear garden, carpeted flooring, radiator and power points.

### Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect overlooking the driveway, laminate flooring, radiator and power points.

### Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed windows to the rear aspect overlooking the rear garden, laminate flooring, radiator and power points.

### Bathroom

Coved and smooth set ceiling, downlights, UPVC double glazed frosted window to the front aspect, vinyl flooring, part tiled walls, panelled corner bath, pedestal sink, toilet, stainless steel heated towel rail and a single enclosed shower.

## Outside

### Garden

South facing, mainly laid to lawn with gravel walkways, patio area, flower bed and shrubbery areas, space for and electrics for a summer house or shed, side gated access and a water tap.

### Driveway

Laid to gravel and has space for multiple vehicles with surrounding walls and fences, side gated access and shrubbery areas.

## Agents Notes

### Useful Notes

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D - Approximately £2,254.94 per annum.

### Stamp Duty

First Time Buyer: £4,500  
Moving Home: £9,500  
Additional Property: £29,000