



19 Verity Crescent, Canford Heath, Poole, Dorset BH17 8TP

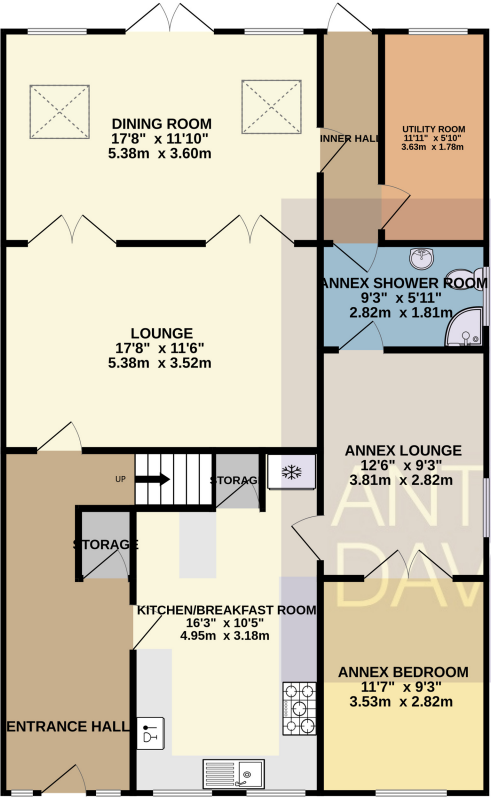
£525,000 Freehold

**** ANNEX **** A superb four bedroom detached house situated on this popular residential road in Canford Heath within close proximity to shops, amenities, schools and leisure centre. This ideal family home provides versatile multi generational living and viewing is imperative to appreciate the 1750 sq ft of accommodation on offer, which comprises: MAIN HOUSE; spacious entrance hall, 17' lounge, kitchen/breakfast room, 17' dining room with direct garden access, utility room, three double bedrooms, en-suite bathroom, good sized single bedroom, bathroom and separate cloakroom. ANNEX; Lounge, double bedroom and shower room. Externally the property boasts a charming Mediterranean style garden with an abundance of shrubs, fruit trees and plants a paved area from the utility room leads to a summer house with power and light. To the front the driveway provides off road parking. Further features of this unique house include: breakfast bar, ample storage cupboards, fitted wardrobe to bedroom two, boarded loft accessed via fitted ladder, lean to/outside storage, UPVC double glazing and gas central heating to name but a few. Nearby Schools - Canford Heath Infants and Juniors, Magna Academy and both Grammar schools.

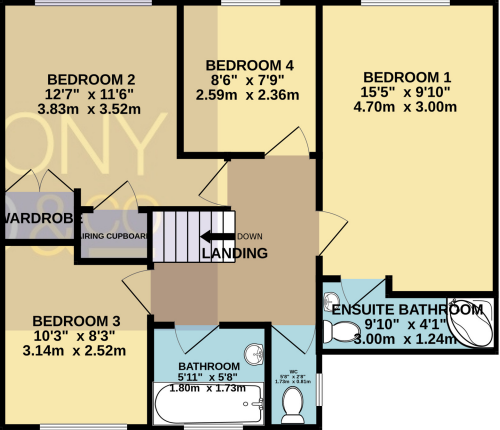
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**ANTHONY
DAVID & CO**

GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1751 sq.ft. (162.6 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 19' 0" x 6' 9" (5.79m x 2.06m)

Lounge 17' 8" x 11' 6" (5.38m x 3.51m)

Kitchen/Breakfast Room 16' 3" x 10' 5" (4.95m x 3.17m)

Dining Room 17' 8" x 11' 10" (5.38m x 3.61m)

Utility Room 11' 11" x 5' 10" (3.63m x 1.78m)

Landing Doors to

Bedroom One 15' 5" x 9' 10" (4.70m x 3.00m)

En-Suite Bathroom 9' 10" x 4' 1" (3.00m x 1.24m)

Bedroom Two 12' 7" x 11' 6" (3.84m x 3.51m)

Bedroom Three 10' 3" x 8' 3" (3.12m x 2.51m)

Bedroom Four 8' 6" x 7' 9" (2.59m x 2.36m)

Bathroom 5' 11" x 5' 8" (1.80m x 1.73m)

Separate Cloakroom 5' 8" x 2' 8" (1.73m x 0.81m)

Annex Lounge 12' 6" x 9' 3" (3.81m x 2.82m)

Annex Bedroom 11' 7" x 9' 3" (3.53m x 2.82m)

Annex Shower Room 9' 3" x 5' 11" (2.82m x 1.80m)

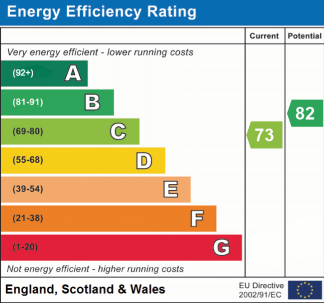
Garden Nice sized

Driveway Off road parking

Council Tax Band E

Agents Note Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property has association with Anthony David & Co

NB The garden photos were taken prior to marketing.



Property Misdescriptions Act 1991

Property details contained herein do not form part or all 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.