



18 Manor Avenue, Alderney, Poole, Dorset BH12 4LD

£599,950 Freehold

This substantial six bedroom detached chalet is ideally situated on this tree lined avenue in Alderney a short distance from local amenities, bus routes and the scenic Bourne Valley Nature Reserve. This spacious and versatile home offers over 2200 sq ft of living space (including garage) and internal viewing is a must to appreciate the generous accommodation on offer, which comprises: GROUND FLOOR: Lounge, dining room, stunning conservatory, fitted kitchen, utility room, two double bedrooms, four piece bathroom suite and separate cloakroom. FIRST FLOOR; three double bedrooms, single bedroom and shower room. Externally the property boasts a beautifully tended Southerly aspect garden with feature paving and two lawned areas. To the front the ample driveway provides off road parking for multiple vehicles which in turn leads to a 24' double garage. Further features include: feature wall mounted fire to lounge, understairs storage, fitted wardrobes to bedroom three, gas central heating and UPVC double glazing. Nearby Schools - Manorside Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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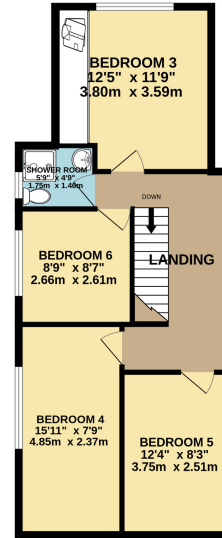
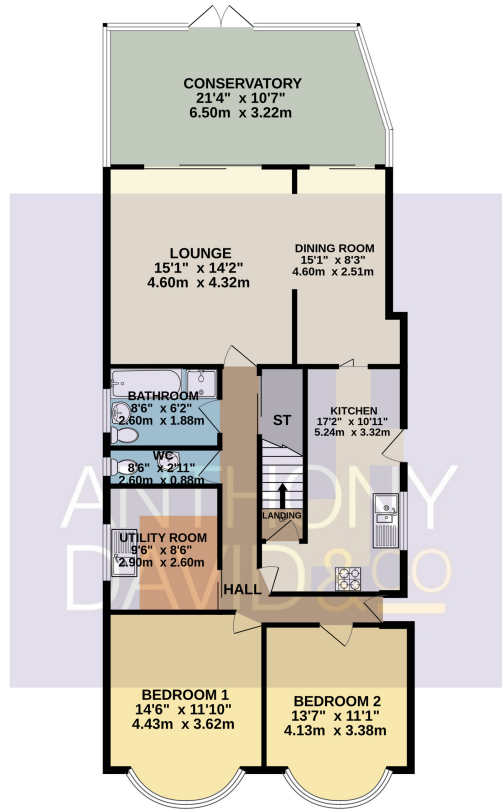
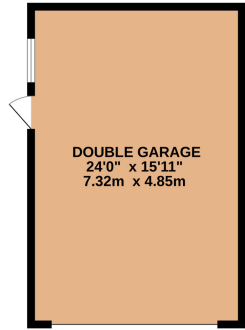
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**ANTHONY
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GARAGE
382 sq.ft. (35.5 sq.m.) approx.

GROUND FLOOR
1258 sq.ft. (116.9 sq.m.) approx.

1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 2231 sq.ft. (207.3 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 15' 1" x 14' 2" (4.60m x 4.32m)

Dining Room 15' 1" x 8' 3" (4.60m x 2.51m)

Kitchen 17' 2" x 10' 11" (5.23m x 3.33m)

Utility Room 9' 6" x 8' 6" (2.90m x 2.59m)

Conservatory 21' 4" x 10' 7" (6.50m x 3.23m)

Bedroom One 14' 6" x 11' 10" (4.42m x 3.61m)

Bedroom Two 13' 7" x 11' 1" (4.14m x 3.38m)

Separate Cloakroom 8' 6" x 2' 11" (2.59m x 0.89m)

Bathroom 8' 6" x 6' 2" (2.59m x 1.88m)

Landing - Doors to

Bedroom Three 12' 5" x 11' 9" (3.78m x 3.58m)

Bedroom Four 15' 11" x 7' 9" (4.85m x 2.36m)

Bedroom Five 12' 4" x 8' 3" (3.76m x 2.51m)

Bedroom Six 8' 9" x 8' 7" (2.67m x 2.62m)

Shower Room 5' 9" x 4' 9" (1.75m x 1.45m)

Double Garage 24' 0" x 15' 11" (7.32m x 4.85m)

Garden Southerly aspect

Driveway Ample off road parking.

Council Tax Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	69
(39-54)	E		
(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.