



HEARNES

WHERE SERVICE COUNTS

**120 Farnham Road, Branksome,
Poole, Dorset, BH12 1PS**

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FREEHOLD PRICE £340,000

An attractive 3 bedroom semi detached home, set off from the road and backing onto an area of woodland that leads to the heathland behind. This quiet location is rather lovely and from the garden you can see and hear an abundance of wildlife and nature. Offering accommodation which has been modernised by the current owners to include a spacious lounge, good size kitchen/dining room, 2 double bedrooms, single bedroom and a modern family bathroom. The home has a garage, private enclosed rear garden and potential for off road parking to the front. (subject to planning) It also offers a summer house in the garden, an ideal place to relax and enjoy the garden. The current owners have enjoyed living and raising their family at the property for over 20 years. It's been a perfect place with local schools on their doorstep and the heathland has been a fabulous area to walk their dogs.

- 3 bedroom semi detached home set in a quiet cul de sac location
- Spacious lounge with picture window to the front looking over the attractive front garden
- Refitted kitchen/dining room in a range of grey handless units work tops over and fitted with integrated appliances to include oven, electric hob, extractor, space and plumbing for washing machine and fridge/freezer. The kitchen area opens to the dining area with doors leading to the garden
- Super location, backing onto an area of heathland with path, down the side of the house, leading to a wooded area and then a small play park behind and a few hundred yards further to Talbot Heath
- Gas central heating, double glazing and recently cladded externally
- Delightful outlook from bedroom 2 to the rear heathland behind and Talbot Heath beyond
- Attractive secluded fully enclosed garden, having a raised patio, area of artificial lawn and summer house. This peaceful garden enjoys a very natural outlook
- Garage in a block
- Cut through walk from the garage to the local Sainsburys
- Potential for off road parking to the front (subject to planning)

Farnham Road is a cul-de-sac, tucked away off Winston Avenue and close by many areas of nature to include Bourne Valley, Talbot Heath, Coy Pond and the Bournemouth Gardens. Conveniently located within half a mile of Bishop Aldhelm's CE Primary School and a local convenience store on Guest Avenue. With quick access to Alder Road, the property is under a mile to the Sainsburys Super Store and Branksome Retail Park, in the other direction. Bournemouth Town Centre is within 2 miles and Poole Town Centre, 3.5 miles away.

COUNCIL TAX BAND: C

EPC RATE: C

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.

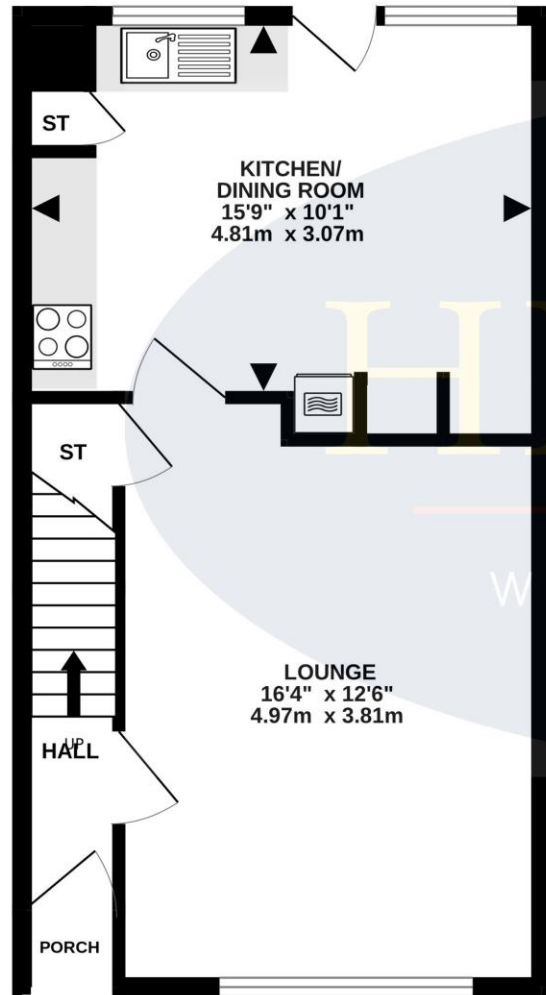




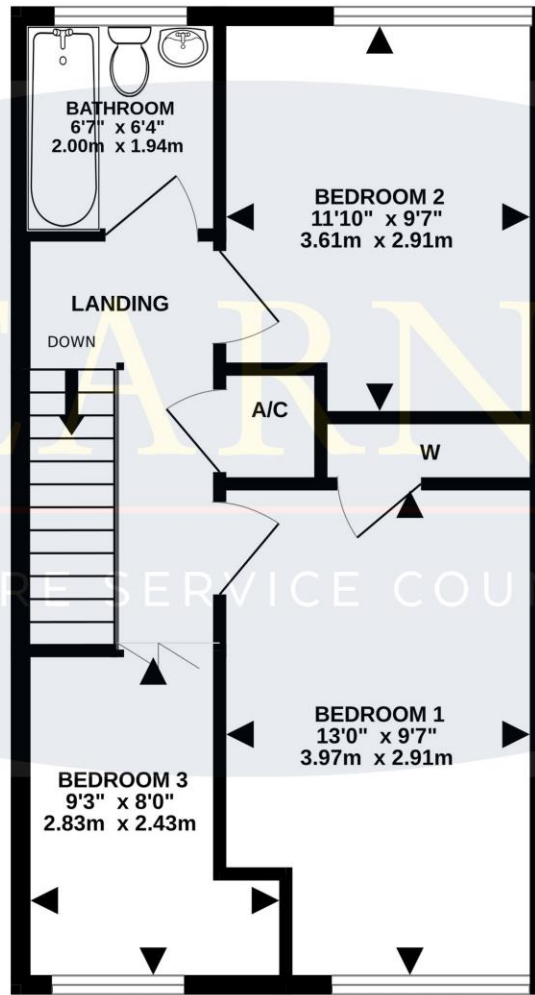
TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

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.

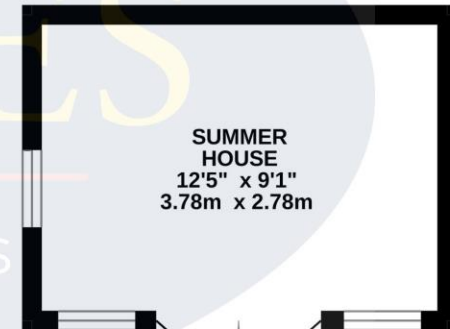
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GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



SUMMER HOUSE
12'5" x 9'1"
3.78m x 2.78m
NOT LOCATED IN EXACT POSITION
113 sq.ft. (10.5 sq.m.) approx.





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