



23 Churchfield Road, POOLE, Dorset BH15 2QL

£630,000 Freehold

A superb four double bedroom detached family residence within walking distance to Poole Park, Poole Town centre and Ashley Cross. This spacious home is well presented throughout and internal viewing is strongly advised. Offering over 1700 sq ft of accommodation which comprises; 15' sitting room with feature bay window, 17ft kitchen, 15' family room, dining room, downstairs cloakroom and a family bathroom. Externally the property has an extensive Southerley aspect rear garden with lawned, patio area, raised deck and parking for several vehicles to the front. Further features of this character home include; 20' entrance hall, feature bay windows, period features, some integrated appliances to kitchen, gas central heating and mostly double glazing. Nearby Schools - Longfleet CoE, St Marys RC Primary, Oakdale Junior and Poole High School.

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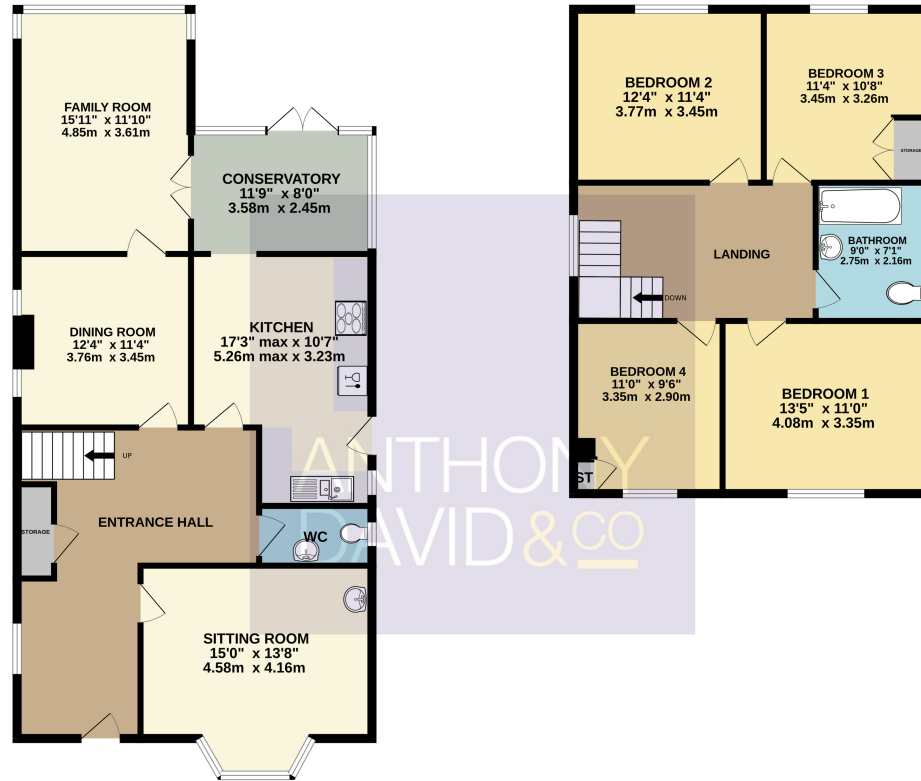
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**ANTHONY
DAVID & CO**

GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.6 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 20' 3" x 15' 9" (6.17m x 4.80m) Leading to
Sitting Room 15' 0" x 13' 8" (4.57m x 4.17m)
Kitchen 17' 3" x 10' 7" (5.26m x 3.23m) Max
Dining Room 12' 4" x 11' 4" (3.76m x 3.45m)
Family Room 15' 11" x 11' 10" (4.85m x 3.61m)
Conservatory 11' 9" x 8' 0" (3.58m x 2.44m)
WC
Landing 15' 9" x 9' 0" (4.80m x 2.74m) Leading to
Bedroom 1 13' 5" x 11' 0" (4.09m x 3.35m)
Bedroom 2 12' 4" x 11' 4" (3.76m x 3.45m)
Bedroom 3 11' 0" x 9' 6" (3.35m x 2.90m)
Bedroom 4 11' 0" x 9' 6" (3.35m x 2.90m)
Bathroom 9' 0" x 7' 1" (2.74m x 2.16m)
Garden South-Easterly Enclosed
Driveway Ample Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	78
		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.