



12 Playfields Drive, Branksome, Poole, Dorset BH12 2EG

Guide Price £400,000 Freehold

**\*\* VENDOR SUITED \*\*** A superb three bedroom detached house ideally situated on this residential road in Branksome overlooking the recreation ground. Branksome train station and the popular Ashley Road with its array of shops, central bus routes and amenities are both close to hand. This ideal family home offers beautifully presented living space throughout and internal viewing is imperative to not only appreciate its superb location but also the accommodation offer, which comprises: lounge, stylish kitchen/diner, utility room, conservatory, downstairs cloakroom, two double bedrooms, one single bedroom and contemporary bathroom. Externally the property boasts a neat and tidy garden providing a sun patio with steps up to a lawned area housing a garden room with power and light. To the front the brick paved driveway provides ample off road parking. Further features of this must see property include; integrated appliances to kitchen, fitted wardrobes to all bedrooms, storage cupboards, gas central heating and UPVC double glazing. Nearby Schools - Bishop Aldhelm's C.E. V.A. Primary School, Heatherlands Primary School and Poole High School.

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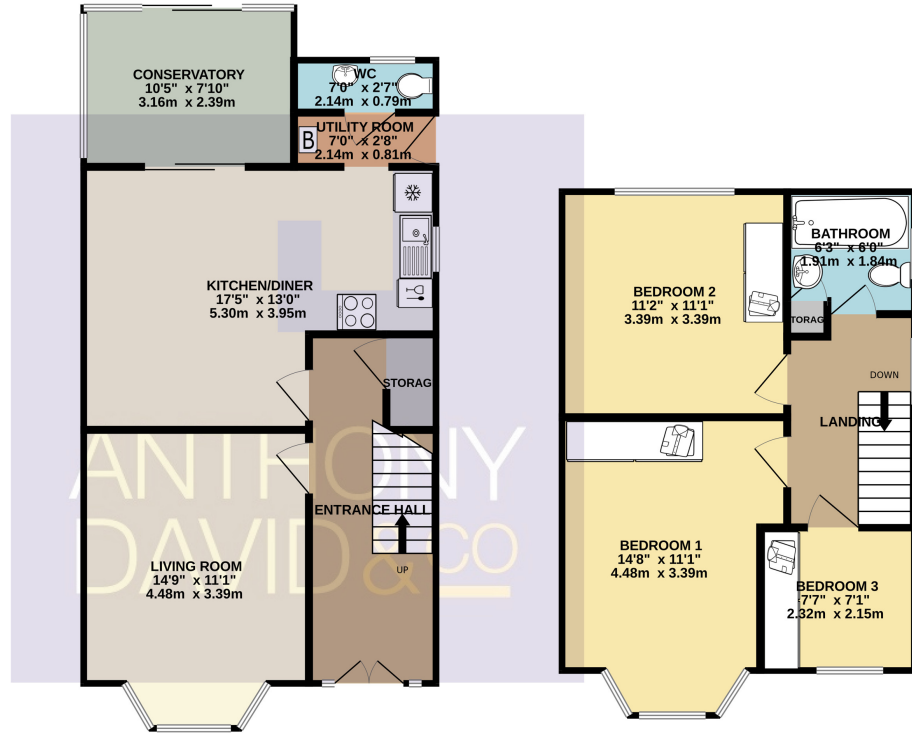
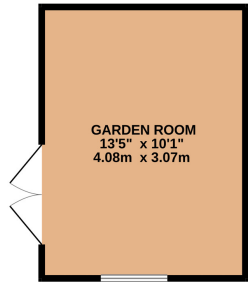
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**ANTHONY  
DAVID & CO**

135 sq.ft. (12.5 sq.m.) approx.

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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

Living Room 14' 9" x 11' 1" (4.50m x 3.38m)

Kitchen/Diner 17' 5" x 13' 0" (5.31m x 3.96m)

Utility Room 7' 0" x 2' 8" (2.13m x 0.81m)

Conservatory 10' 5" x 7' 10" (3.17m x 2.39m)

Downstairs Cloakroom 7' 0" x 2' 7" (2.13m x 0.79m)

Landing Doors to

Bedroom One 14' 8" x 11' 1" (4.47m x 3.38m)

Bedroom Two 11' 2" x 11' 1" (3.40m x 3.38m)

Bedroom Three 7' 7" x 7' 1" (2.31m x 2.16m)

Bathroom 6' 3" x 6' 0" (1.91m x 1.83m)

Garden Room 13' 5" x 10' 1" (4.09m x 3.07m)

Garden Enclosed

Driveway Ample off road parking

Council Tax Band C



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.