



26 Greenacre Close, Upton, Poole, Dorset BH16 5EY

£459,950 Freehold

**\*\* FIRST TIME EVER TO MARKET \*\*** A charming three bedroom detached bungalow ideally situated in this rarely available cul-de-sac in Upton within close proximity of local shops and central bus routes. The scenic Lytchett Bay Nature Reserve with views across Poole's Inner Harbour and beyond is also close to hand. This much loved home is well presented throughout and offering over 1100 sq ft of living area and internal viewing is highly advised to not only appreciate its quiet location but also the accommodation on offer, which comprises: lounge which leads to a balcony with views over the garden, dining room, kitchen, utility room, two downstairs bedrooms, bathroom, separate cloakroom and further bedroom to the upstairs. Externally the property boasts a stunning secluded Westerly aspect garden with artificial lawned areas and sun patios. To the front the ample driveway provides off road parking which in turn leads to an integral garage at the rear. Further features include: feature fireplace to lounge, fitted wardrobes, NO FOWARD CHAIN, gated access, summer house, gas central heating and UPVC double glazing. Nearby Schools - Upton Infants, Upton Juniors and Lytchett Minster Secondary.

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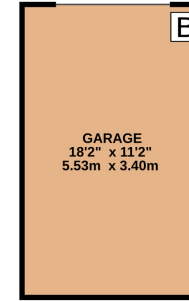
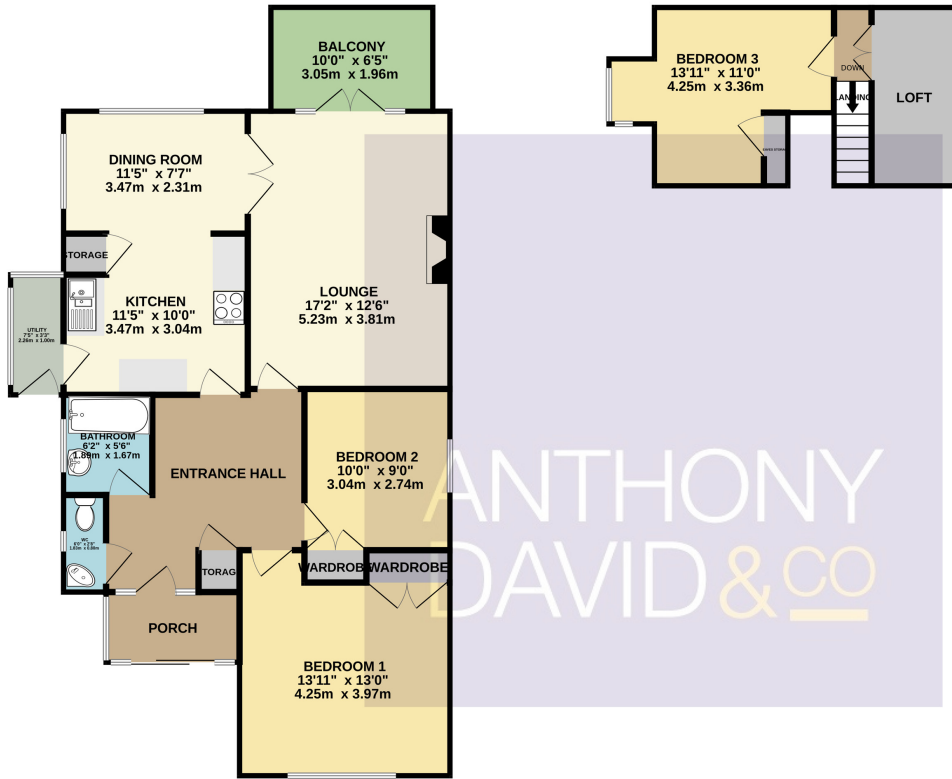
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GROUND FLOOR  
912 sq.ft. (84.8 sq.m.) approx.

1ST FLOOR  
205 sq.ft. (19.0 sq.m.) approx.

2ND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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 Doors to

Lounge 17' 2" x 12' 6" (5.23m x 3.81m)

Balcony 10' 0" x 6' 5" (3.05m x 1.96m)

Dining Room 11' 5" x 7' 7" (3.48m x 2.31m)

Kitchen 11' 5" x 10' 0" (3.48m x 3.05m)

Utility Room 7' 5" x 3' 3" (2.26m x 0.99m)

Bedroom One 13' 11" x 13' 0" (4.24m x 3.96m)

Bedroom Two 10' 0" x 9' 0" (3.05m x 2.74m)

Bathroom 6' 2" x 5' 6" (1.88m x 1.68m)

Separate Cloakroom 6' 0" x 2' 8" (1.83m x 0.81m)

Landing Doors to loft and

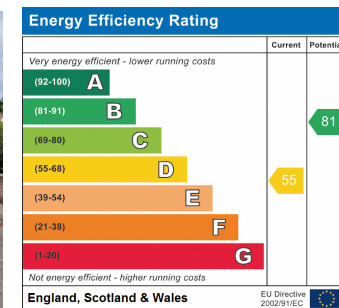
Bedroom Three 13' 11" x 11' 0" (4.24m x 3.35m)

Garage 18' 2" x 11' 2" (5.54m x 3.40m)

Garden Westerly aspect

Driveway Ample off road parking

Council Tax Band E



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.