

Haven Road, Canford Cliffs BH13 7LH
Guide Price £950,000 Freehold

MAYS
ESTATE AGENTS



About the Property

This characterful detached property sits centrally on its plot and presents a fabulous opportunity for buyers wanting to improve the nature of their next home.

It is somewhat of a rarity for a detached house to be at this price point in such a sought-after location. This is partly due to the property formally occupying an extremely large garden plot which was subsequently sub-divided.

As can be seen from the plans, the property has retained surrounding gardens to all sides. The property also offers off street parking for several vehicles.

We feel this property could be an ideal permanent residence or second home moments from sandy beaches and Canford Cliffs village. Viewings are strictly by appointment.

Tenure: Freehold

Council Tax Band: G

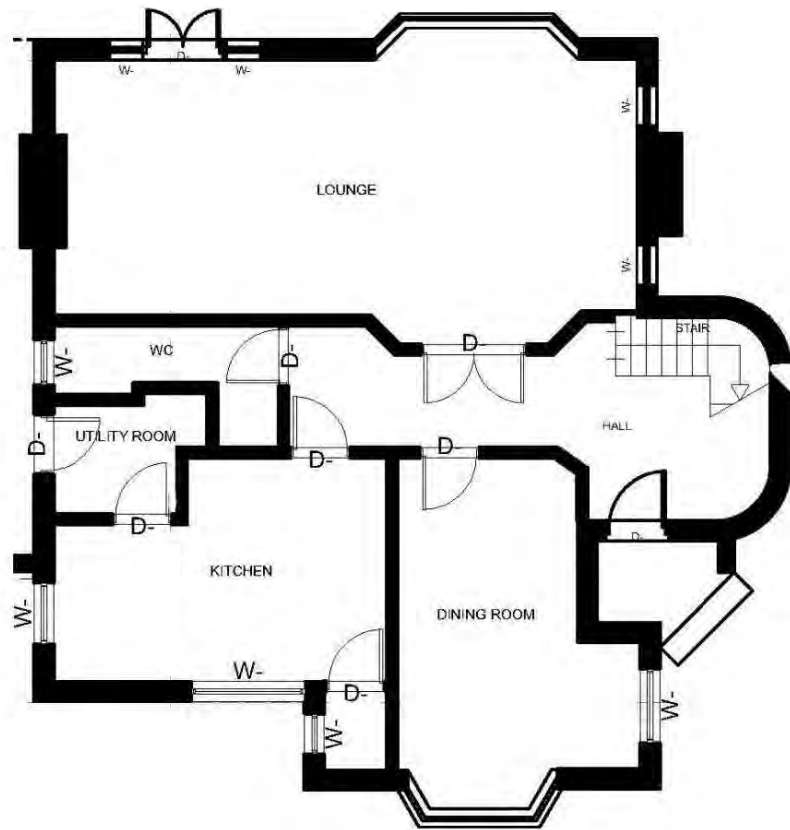
Canford Cliffs village is well known for being one of the most prestigious places to live. It has a variety of café bars, restaurants and speciality shops and a mix of properties ranging from luxury apartments to contemporary designed cliff-top residences. The village is within a short distance of Branksome Chine and golden sandy beaches. Canford Cliffs is ideally situated giving access to Bournemouth and Poole, making it a very popular place to own a property



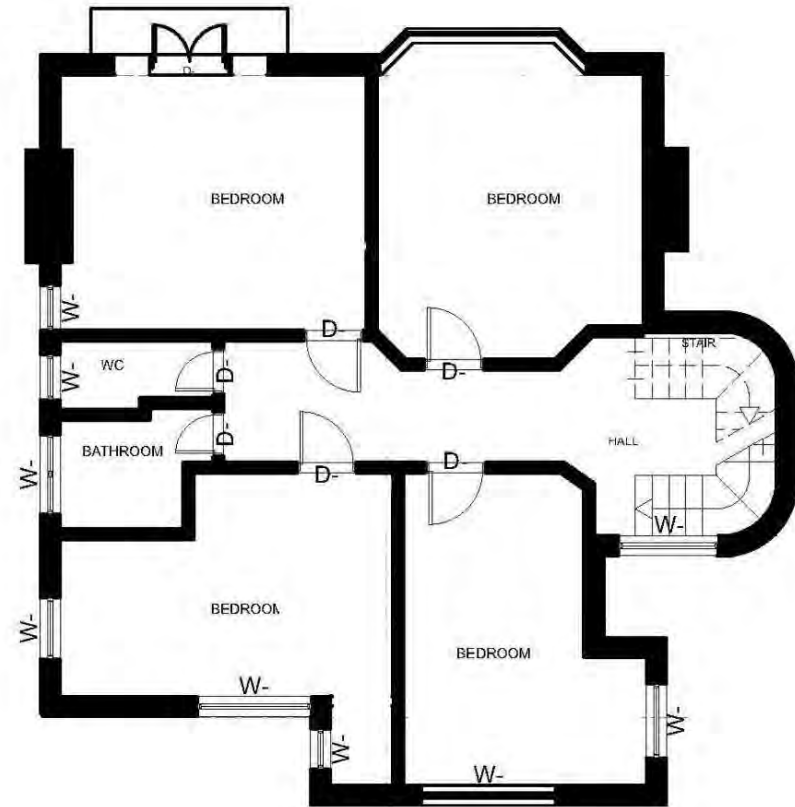
Key Features

- Entrance hallway with cloakroom and enclosed porch
- Generous living room overlooking the garden
- Separate dining room
- Kitchen
- Utility room
- Four bedrooms
- Family bathroom and separate w/c
- Off street parking

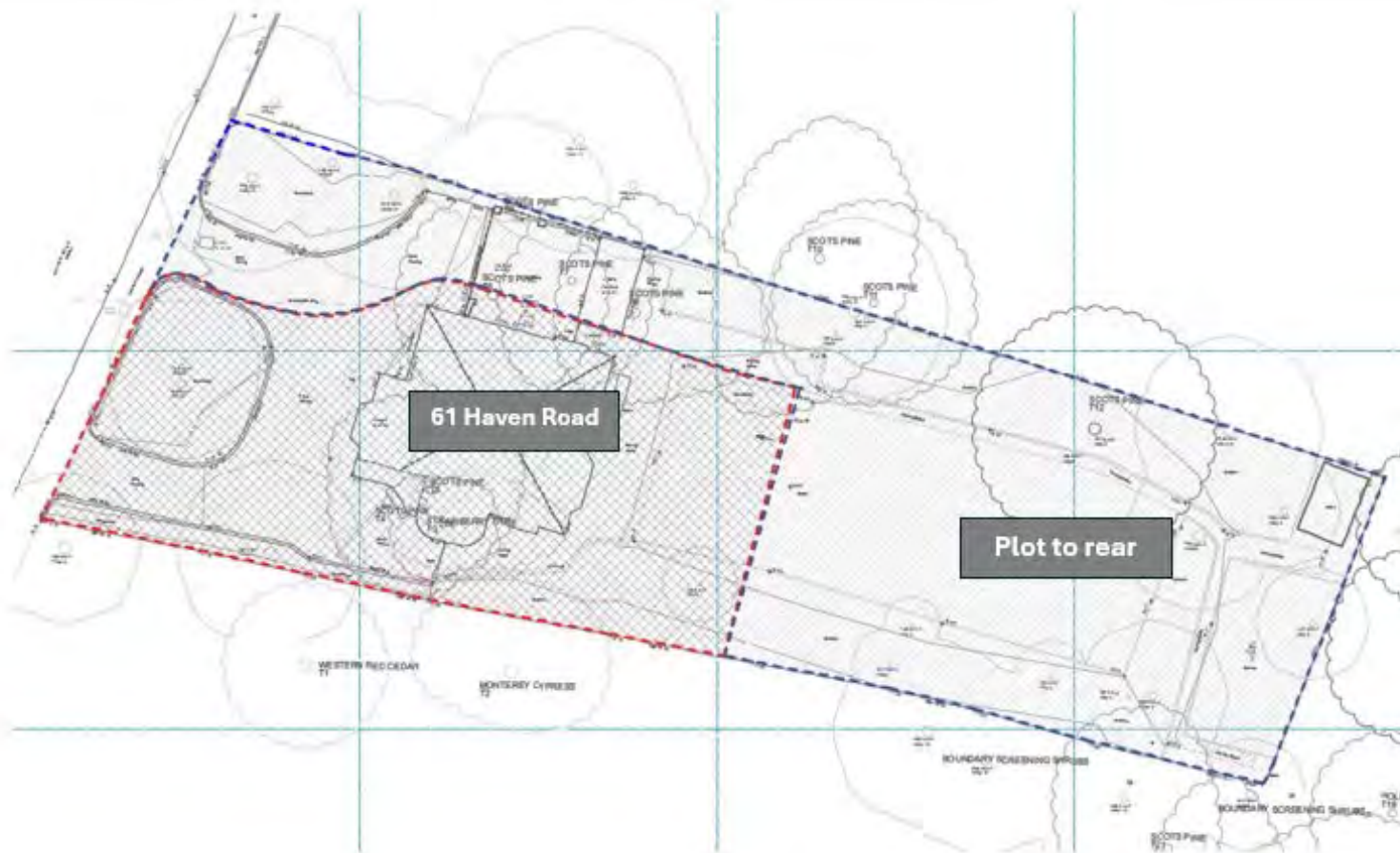




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.



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