



11 Sylvan Road, Parkstone, Poole, Dorset BH12 3BX

£345,000 Freehold

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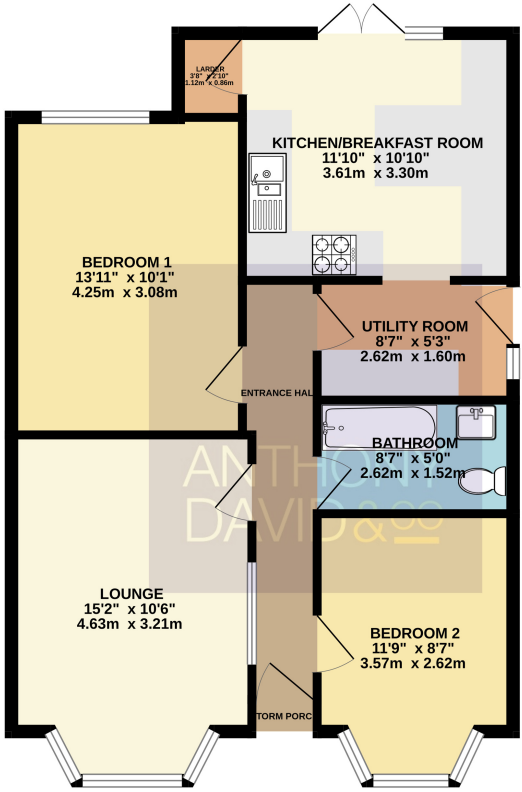
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**** NO FORWARD CHAIN **** A superb two double bedroom detached bungalow conveniently situated in Parkstone within close proximity of local shops, recreation ground and bus route. The scenic Sea View View point and the popular Ashley Road are also a short distance away. The property is presented in immaculate condition throughout and viewing is a must to appreciate the accommodation on offer, which comprises: lounge, kitchen/breakfast room, utility room and stylish bathroom. Externally the property boasts a beautifully tendered South facing garden with porcelain wood effect tile patio ideal for al fresco dining in the summer months, steps leads up to a lawned area housing a summer house which in turn leads to a garage/garden store. Further features of this 'little gem' include: breakfast bar to kitchen, feature walls, built in wardrobe, gas central heating and UPVC double glazing. Nearby Schools - Livingstone Road Infants and Juniors and St Edwards RC/CoE Secondary

**ANTHONY
DAVID & CO**

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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 15' 2" x 10' 6" (4.62m x 3.20m)

Kitchen/Breakfast Room 11' 10" x 10' 10" (3.61m x 3.30m)

Larder 3' 8" x 2' 10" (1.12m x 0.86m)

Utility Room 8' 7" x 5' 3" (2.62m x 1.60m)

Bedroom One 13' 11" x 10' 1" (4.24m x 3.07m)

Bedroom Two 11' 9" x 8' 7" (3.58m x 2.62m)

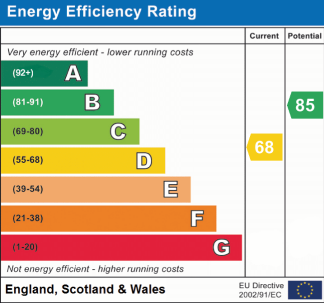
Bathroom 8' 7" x 5' 3" (2.62m x 1.60m)

Garden South facing

Garage Used as garden store

Driveway Off road parking x 2

Council Tax Band C



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.