



HEARNES

WHERE SERVICE COUNTS

**60 Chilfrome Close, Canford Heath,
Poole, Dorset, BH17 9WE**

60 Chilfrome Close, Canford Heath, Poole, BH17 9WE

FREEHOLD PRICE £500,000

A beautifully presented 4 bedroom, 2 shower room detached home that has been thoughtfully and lovingly updated and sold with many fabulous features. This attractive home has a stunning kitchen/breakfast room with integrated appliances, 2 reception rooms, ground floor cloakroom, garage and landscaped gardens. The home has been extended to create a spacious bedroom over the garage with extensive built in furniture, a master bedroom with en suite modern shower room, 2 further bedrooms and a stylish shower room. There is a very useful studio room in the garden (presently used as a beauty room) offering multifunctional uses. The low maintenance garden is beautiful and has been carefully landscaped offering areas to dine, relax and soak up the rays! Viewing is highly recommended.

- Beautifully presented 4 bedroom 2 reception room detached home that has undergone refurbishment over the last few years
- Stunning kitchen/breakfast room fitted with an extensive range of white, high gloss, floor to ceiling handleless units with slim modern work tops over, extending to form a breakfast bar and fitted with integrated appliances to include AEG induction hob, with extractor, Bauknecht oven and microwave/oven, Cople dishwasher and washing machine, wine fridge (presently not working so just used for storage of wine) American style fridge/freezer. Walk in storage cupboard and cloakroom
- Studio/garden room, currently used as a beauty room with power and light
- Stylish rear garden in a practical design making it low maintenance, yet aesthetically appealing and having areas to relax, dine, raised deck for sunbathing and artificial lawn. The garden is fully enclosed by timber fencing and a feature brick raised bed to form a focal point at the rear
- Master bedroom with en suite shower room
- Bedroom two with extensive built in furniture to include wardrobes, shelving and drawers
- 2 further bedrooms with family stylish shower room
- The home has been redecorated, and had new flooring, doors, skimmed ceilings, heating, water tank, boiler, along with kitchen and bathrooms
- Georgian style double glazed windows with fitted blinds, gas central heating, part boarded loft with pull down ladder
- Integrated garage and off road parking for 3 cars

Situated in Canford Heath, the property is located within a few hundred yards of Hatch Pond and approximately half a mile of the heathland at the top of Tollerford Road. Asda, and further on Tower Park Leisure complex is half a mile away, with various well known restaurants, a Multiplex Cinema, Splashdown Waterpark, Hollywood Bowl, Gala Bingo and Pure Gym. Broadstone is 1.5 miles away and Poole Town Centre offers a wide range of cafes, bars and shops as well as the Quay and is just under three miles away and it is a similar distance to Bournemouth.

COUNCIL TAX BAND: E

EPC RATE: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily

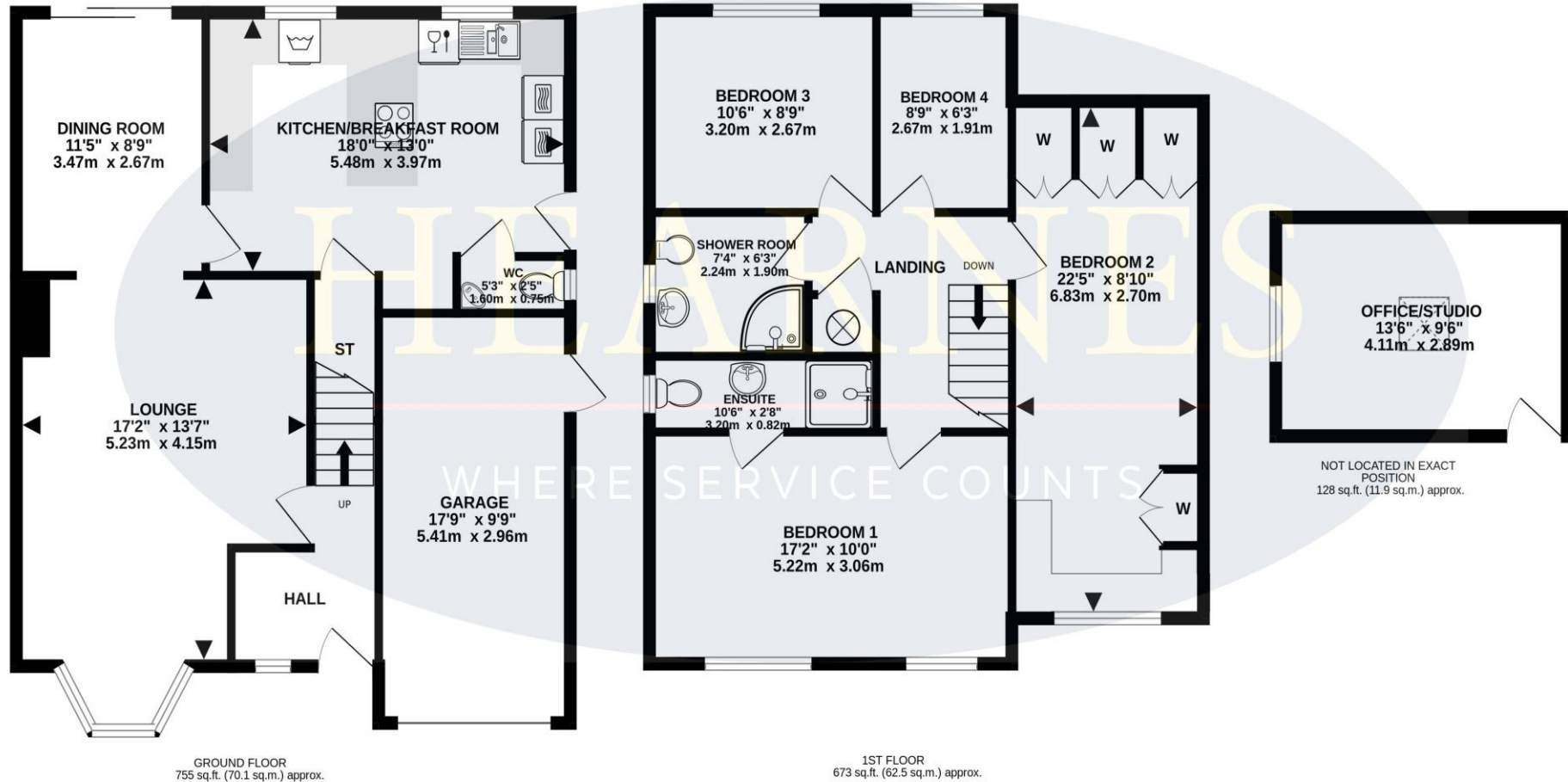




TOTAL FLOOR AREA : 1556 sq.ft. (144.5 sq.m.) approx.

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.

Made with Metropix ©2023







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

Offices also at: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE