



59 Churchfield Road, Poole, Dorset BH15 2QW

£440,000 Freehold

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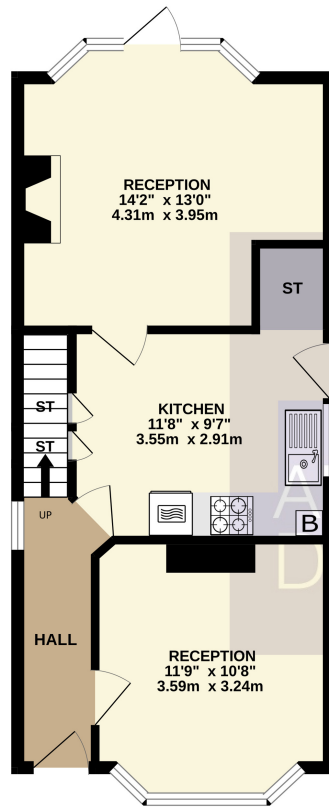
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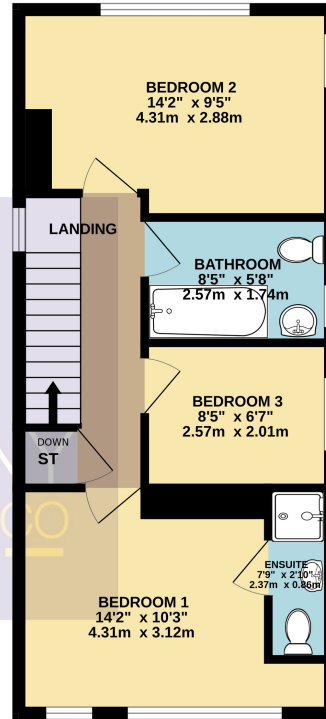
This neat and tidy three bedroom detached house is ideally situated within close proximity of Poole Hospital, local shops, schools and central bus routes. Poole Park with its eateries, boating lake and tennis courts is also just a short stroll away. Being offered for sale with NO FORWARD CHAIN viewing is a must to appreciate not only its superb location but also the accommodation on offer, which comprises: two reception rooms, Farmhouse style kitchen, en-suite shower room and family bathroom. Externally the property boasts an extensive Southerly aspect rear garden with lawned area, raised sun patio and shingled area. To the front the ample driveway provides off road parking for multiple vehicles. Further features include: NO FORWARD CHAIN, feature fireplace to reception room, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, St Mary's Catholic Primary, Oakdale Juniors and Poole High School.

**ANTHONY  
DAVID & CO**

GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (82.9 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

Reception Room One 14' 2" x 13' 0" (4.32m x 3.96m)

Reception Room Two 11' 9" x 10' 8" (3.58m x 3.25m)

Kitchen 11' 8" x 9' 7" (3.56m x 2.92m)

Landing Doors to

Bedroom One 14' 2" x 10' 3" (4.32m x 3.12m)

En-Suite Shower 7' 9" x 2' 10" (2.36m x 0.86m)

Bedroom Two 14' 2" x 9' 5" (4.32m x 2.87m)

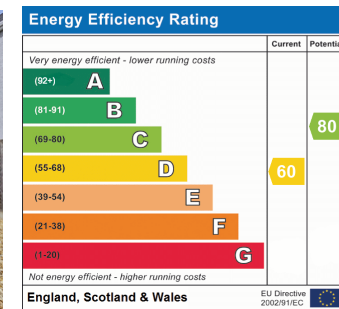
Bedroom Three 8' 5" x 6' 7" (2.57m x 2.01m)

Bathroom

Garden Southerly aspect

Driveway Ample off road parking

Council Tax Band D



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.