



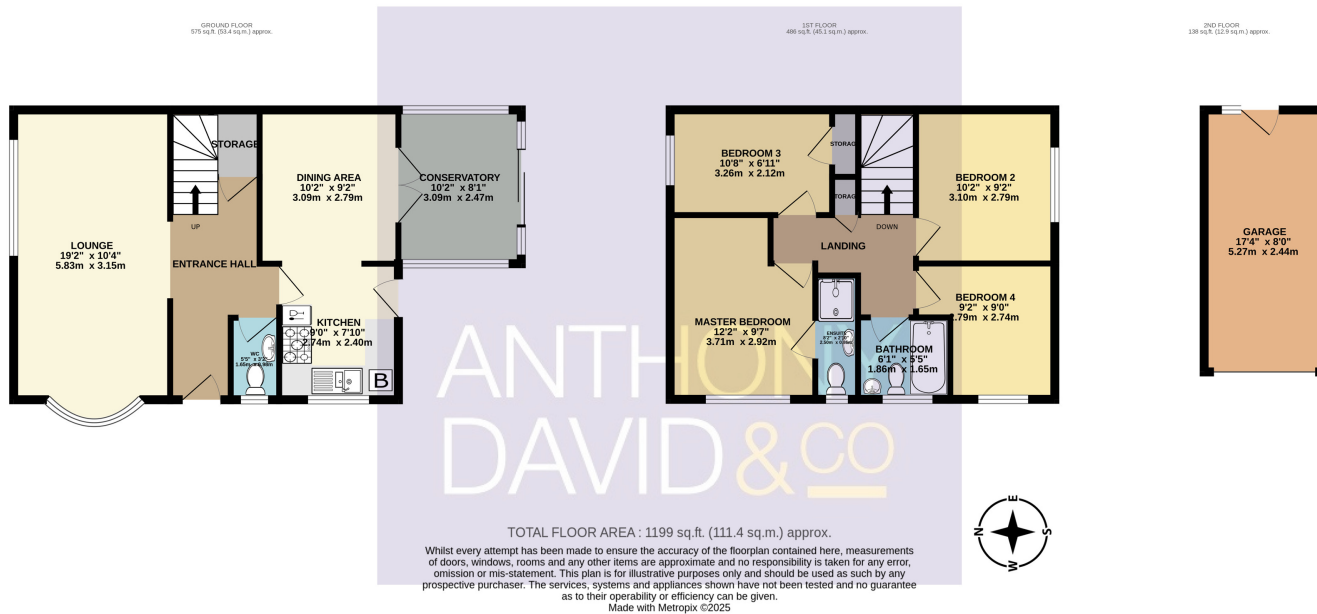
36 Marshwood Avenue, Canford Heath, Poole, Dorset BH17 9EP

£450,000

A fantastic four bedroom detached house ideally situated in this quite cul-de-sac in Canford Heath a short distance away from local shops, amenities, schools and bus routes. The Canford Heath Nature Reserve with its scenic walks is just on your doorstep. The property presents an ideal family home and viewing is a must to appreciate its superb location but also the accommodation on offer, which comprises: 19' lounge, dining area, fitted kitchen, conservatory, downstairs cloakroom, three double bedrooms, good sized single bedroom, stylish en-suite shower room and bathroom. Externally the property boasts a stunning landscaped garden with artificial lawned, shingled area and sun patio ideal for sitting out in the summer months. There are two driveways providing off road parking one leading to a detached garage. Further features of this must see home include: breakfast bar to kitchen, storage cupboards, outside pool table, hot tub, gas central heating and UPVC double glazing. Nearby Schools - Ad Astra Infants, Haymoor Juniors, Magna Academy and Poole and Parkstone Grammar schools.

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**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge 19' 2" x 10' 4" (5.84m x 3.15m)

Kitchen 9' 0" x 7' 10" (2.74m x 2.39m)

Dining Area 10' 2" x 9' 2" (3.10m x 2.79m)

Conservatory 10' 2" x 8' 1" (3.10m x 2.46m)

Landing Doors to

Bedroom One 12' 2" x 9' 7" (3.71m x 2.92m)

En-Suite Shower 8' 2" x 2' 10" (2.49m x 0.86m)

Bedroom Two 10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom Three 10' 8" x 6' 11" (3.25m x 2.11m)

Bedroom Four 9' 2" x 9' 0" (2.79m x 2.74m)

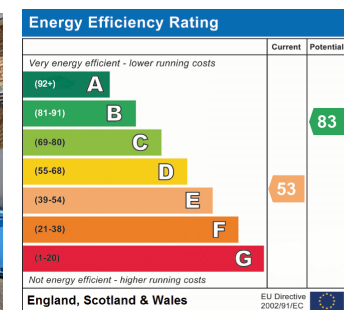
Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

Garage 17' 4" x 8' 0" (5.28m x 2.44m)

Garden Landscaped

Driveways Front and side

Council Tax Band D



Property details contained herein do not form part of 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.