



**Mayford Road, Branksome, Poole,
Dorset, BH12 1PT**

Mayford Road, Branksome, Poole, Dorset, BH12 2PT

FREEHOLD PRICE £365,000

A well presented, extended 3 bedroom semi detached home situated in a quiet cul de sac, within a hundred yards of the heathland. The current owners have lived in the home for 7 years and made many improvements to include updating the kitchen/dining room, which is a wonderful feature, being the heart of the home and has doors out to the rear patio and garden. There is a ground floor cloakroom and a beautiful first floor bathroom. It further offers a generous lounge with plantation shutters and wood effect flooring, fully enclosed rear garden, a detached garage and parking for 2 cars.

- Well presented 3 bedroom, extended semi detached home
- Set within 100 yards of Talbot Heath Nature Reserve
- Beautiful kitchen/dining room having a refitted Shaker style kitchen with extensive cupboard and display units all with wood effect work tops over, continuing to form a breakfast bar. Feature range cooker with 7 ring gas hob and 2 ovens with warmer drawers, fridge/freezer, slim line dishwasher, plumbing and space for a washing machine. Extended dining room with 3 pendant lighting and doors to the side and patio doors to the rear. Wood effect flooring through, and this room really is the heart of the home!
- Downstairs refitted stylish cloakroom
- First floor refitted bathroom with shower over the bath, wash hand basin and w.c
- Good size rear patio and steps down to a enclosed lawned garden area
- Detached garage with parking in front for 2 cars (in front of each other)

Within a few hundred yards of Talbot Heath Nature Reserve Mayford Road is a cul-de-sac, tucked away off Winston Avenue and close by many areas of nature to include Bourne Valley, Talbot Heath, Coy Pond and the Bournemouth Gardens. Conveniently located within a few hundred yards to Bishop Aldhelm's CE Primary School and a local convenience store on Guest Avenue. With quick access to Alder Road, the property is under a mile to the Sainsburys Super Store and Branksome Retail Park, in the other direction. Bournemouth Town Centre is within 2 miles and Poole Town Centre, 3.5 miles

COUNCIL TAX BAND: C

EPC RATE: D

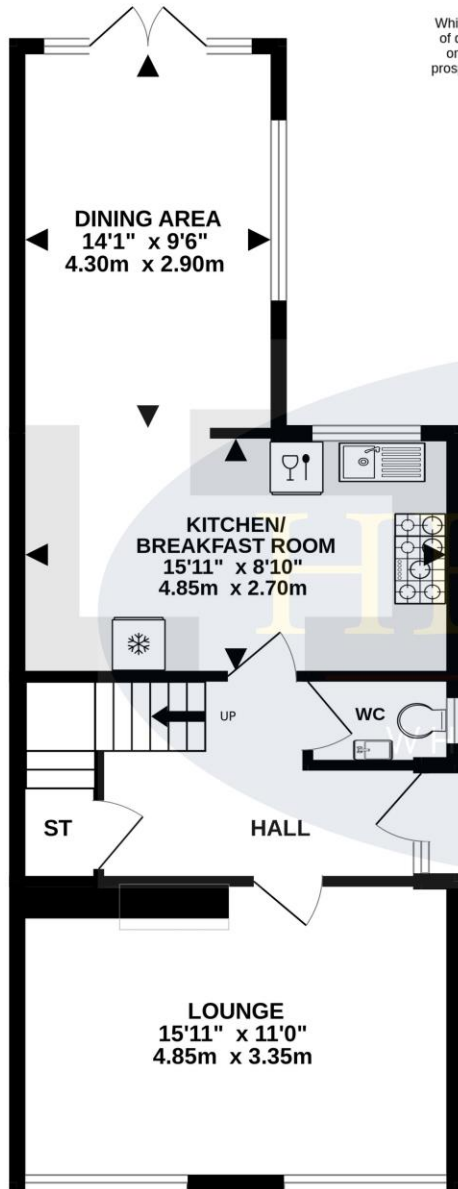
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



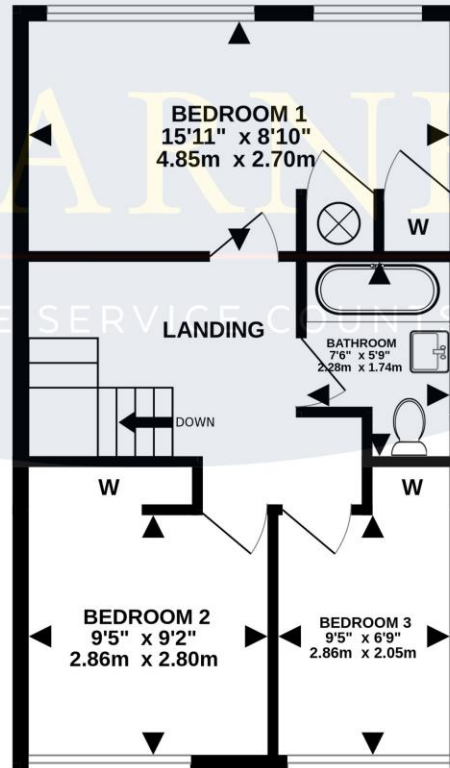


TOTAL FLOOR AREA : 1157 sq.ft. (107.4 sq.m.) approx.

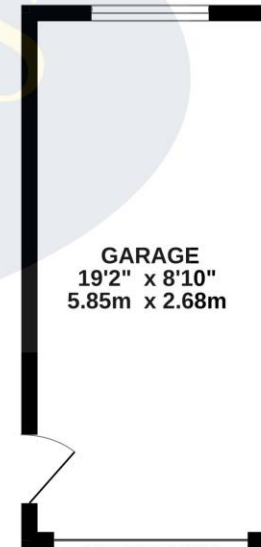
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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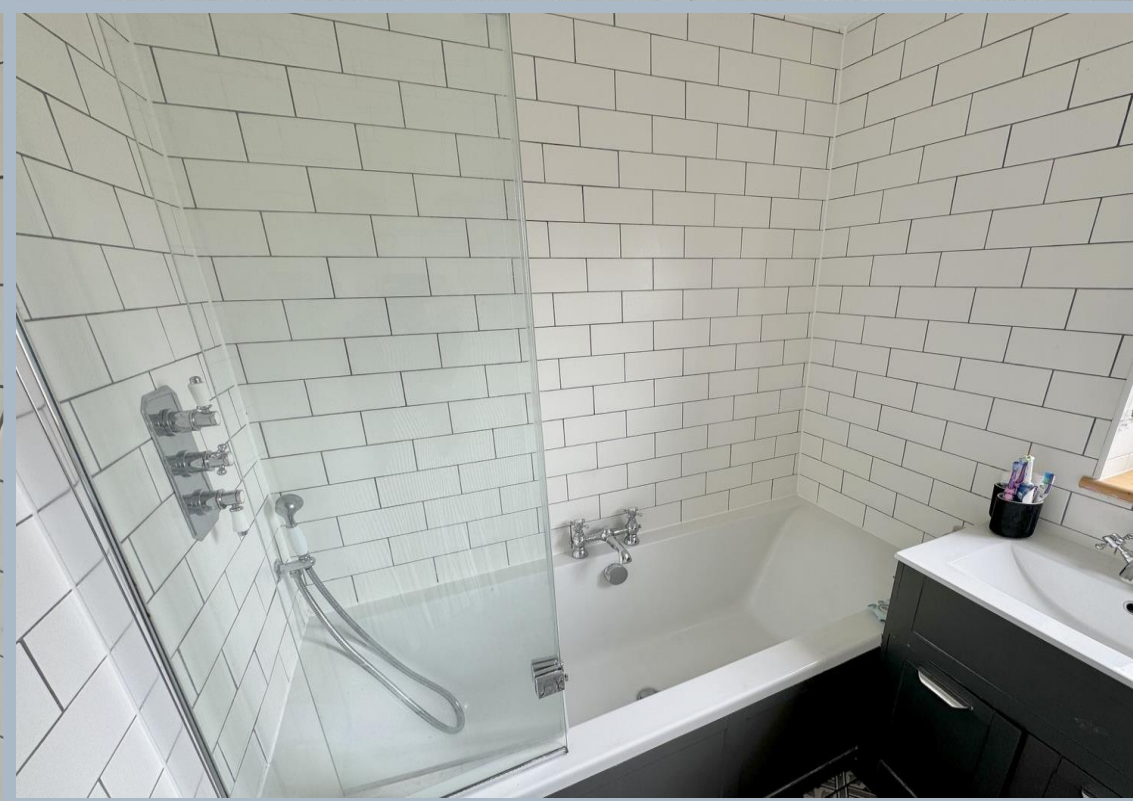
GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
169 sq.ft. (15.7 sq.m.) approx.





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