



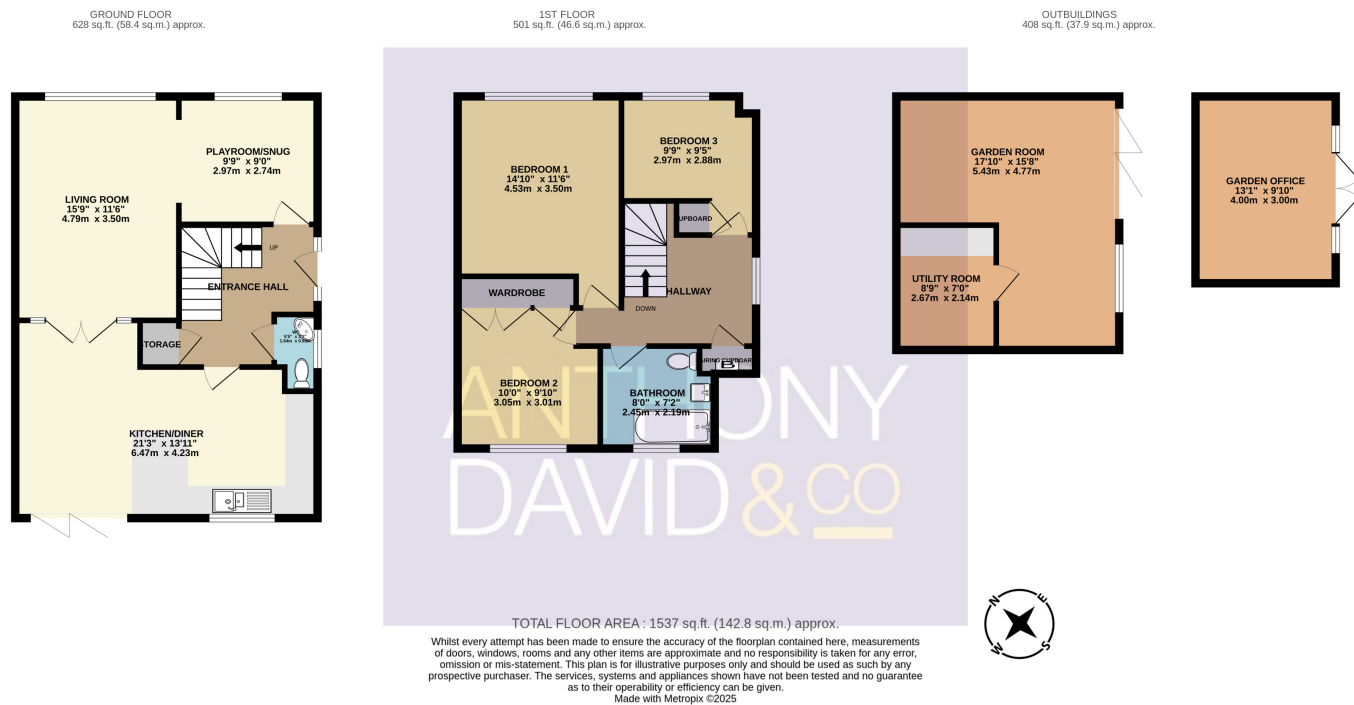
76 South Western Crescent, Conifer Park, Poole, Dorset BH14 8RS

Offers in Excess of £500,000 Freehold

A superb three bedroom semi detached house ideally situated in this quiet residential road in Conifer Park a short distance away from the scenic Whitecliff Recreation Ground with views over Poole harbour. Ashley Cross with it's array of shops, bar, bistros and train station is also within close proximity. This ideal family home offers good sized living space throughout and viewing is imperative to not only appreciate its highly sought after location but also the accommodation on offer, which comprises: lounge, 21 kitchen/diner, snug/playroom, downstairs cloakroom, two double bedrooms, good sized single bedroom and Villeroy and Boch modern bathroom, with Stone Terrazzo wall. Externally the property boasts a South Westerly aspect garden with sun patio and lawned area. To the front the ample driveway provides off road parking for multiple vehicles which in turn leads to a GARDEN ROOM and utility room clad in Canadian Red Cedar. Further features include: EV Charger, fireplace to lounge, breakfast bar and granite worktops to kitchen, bi-fold doors to kitchen/diner and garden room, garden office, ornamental fish pond, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CoE Juniors.

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**ANTHONY
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Entrance Hall Doors to

Living Room 15' 9" x 11' 6" (4.80m x 3.51m)

Kitchen/Diner 21' 3" x 13' 11" (6.48m x 4.24m)

Snug/Playroom 9' 9" x 9' 0" (2.97m x 2.74m)

Downstairs Cloakroom 5' 5" x 3' 1" (1.65m x 0.94m)

Landing Doors to

Bedroom One 14' 10" x 11' 6" (4.52m x 3.51m)

Bedroom Two 10' 0" x 9' 10" (3.05m x 3.00m)

Bedroom Three 9' 9" x 9' 5" (2.97m x 2.87m)

Bathroom 8' 0" x 7' 2" (2.44m x 2.18m)

Garden Room 17' 10" x 15' 8" (5.44m x 4.78m)

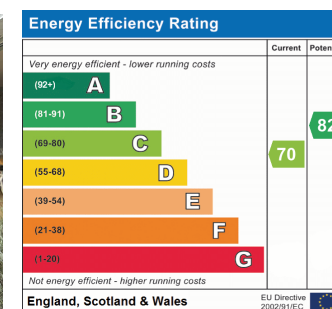
Utility Room 8' 9" x 7' 0" (2.67m x 2.13m)

Garden Office 13' 1" x 9' 10" (3.99m x 3.00m)

Garden South Westerly aspect

Driveway Ample off road parking

Council Tax Band E



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.