



18 Heckford Road, Poole, Dorset, BH15 2LY

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FREEHOLD PRICE £350,000

A beautifully presented and much loved 3 bedroom, turn of the century, extended terraced home, with southerly facing garden, garage and parking at the rear. Stylishly updated, the home has a wonderful side return kitchen/breakfast room with central island and integrated appliances, cloakroom, double reception room, refitted bathroom and is set in the popular location of Heckford Park which is situated close to Poole Town Centre, Hospital and Bus Station. The property has been renovated by the current owners and totally updated inside. Features include UPVC double glazed sash windows, Victorian style radiators, replaced boiler, log burner and has been renovated effortlessly blending character original features with modern styling.

- Stylish and well designed 3 bedroom extended terrace home
- Renovated throughout by the current owners blending character with modern fittings
- Double reception room with lounge and dining area
- Log burner in the lounge area
- Extended kitchen/breakfast room having a pair of doors to the rear and feature sky lights, all beautifully appointed with a range of white high gloss white, handle less units with work tops over and central island with sink, seating area and pendant lighting above
- Fitted with integrated double oven, gas hob, extractor, fridge/freezer and dishwasher
- Ground floor well-appointed cloakroom
- Under stairs storage to include a utility cupboard with space and plumbing for washing machine and tumble dryer
- Well appointed stylish first floor bathroom with shower over the bath, WC and wash hand basin inset into a vanity unit
- Stained Pine wood flooring throughout the ground floor
- Boarded loft with pull down ladder
- The owners have updated the electrics, plumbing and in 2022 fitted a new boiler
- Gas central with feature anthracite grey radiators downstairs to include Victorian style and upright wall mounted
- Attractive UPVC double glazed sash windows along with new double glazed doors to the rear
- South westerly facing rear courtyard garden with deck and step down to paved patio, fully enclosed garden and side path to parking and garage entrance at the rear
- Garage to the rear (approached via Heckford Lane) with remote control roller door, power and light. To the rear of the garage is a stud wall and currently used as an office

The property is conveniently located for Poole Park (500 yards) with its leisure facilities and cafes. The bustling and ever popular Poole Quay is within 1½ miles, the town centre with its excellent range of shops, cafes and restaurants is within a mile and Poole Train Station is just over 600 yards away. The sandy bathing beaches are also within easy reach, just over 3 miles away. Currently this property is in the catchment area for Longfleet CE Primary School & Poole High School.

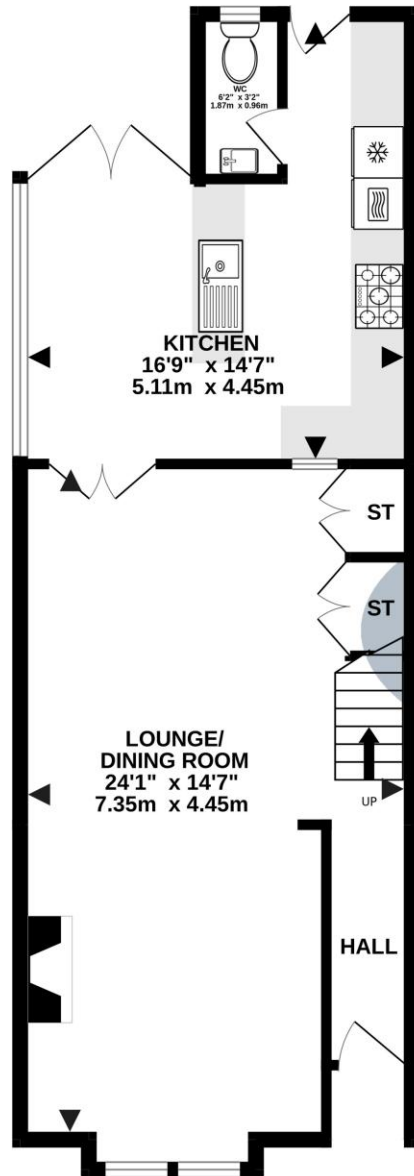




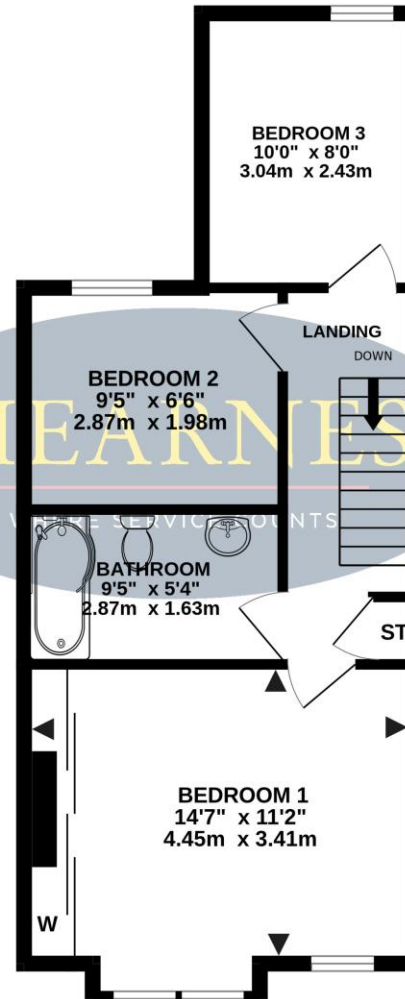
INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1192 sq.ft. (110.7 sq.m.) approx.

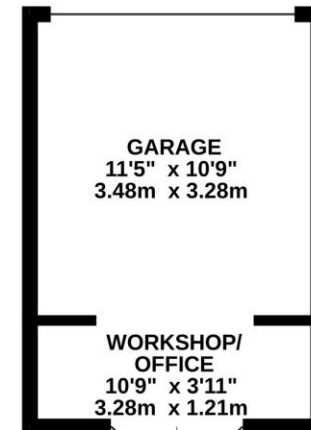
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



OUTBUILDING
165 sq.ft. (15.4 sq.m.) approx.





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