



**Key West, 19 Birchwood Road, Upton,
Poole, Dorset, BH16 5LE**

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FREEHOLD PRICE £435,000

Huge potential! A unique 4 bedroom detached bungalow on a generous plot with over 1300 square foot of accommodation set on one level positioned moments away from Lytchett Bay Nature Reserve. The accommodation comprises of 4 well-proportioned bedrooms, wonderful large lounge/dining room with a dual aspect view of the rear garden, kitchen/breakfast room, bathroom and separate wc. The property is very peacefully situated at the very end of a cul de sac having off road parking for 3 vehicles and garage with power. The bungalow sits on a generously sized wedge-shaped plot widening towards the rear, offering excellent potential for further extension (subject to planning).

- 4 bedroom detached bungalow with over 1300 square foot of accommodation on one level
- Large lounge/dining room with dual aspect views to the rear garden
- Kitchen/breakfast room to include space for an oven, washing machine, fridge/freezer and table
- Bathroom to include bath with shower above, wash hand basin and wc
- Large airing cupboard in the hallway
- Separate wc
- Huge potential for updating and modernising
- Garage with power and lighting
- Private and fully enclosed rear garden widening towards the rear
- Positioned at the end of a quiet tucked away cul de sac
- Gas central heating and double glazing throughout
- No forward chain!

Set moments away from Lytchett Bay Nature Reserve and having Upton Country Park less than a mile away, the location has a wealth of outdoor walks and activities to do but also has a benefits from being less than 3 miles from Poole Town Centre offering variety of shops, restaurants, transport links and parks.

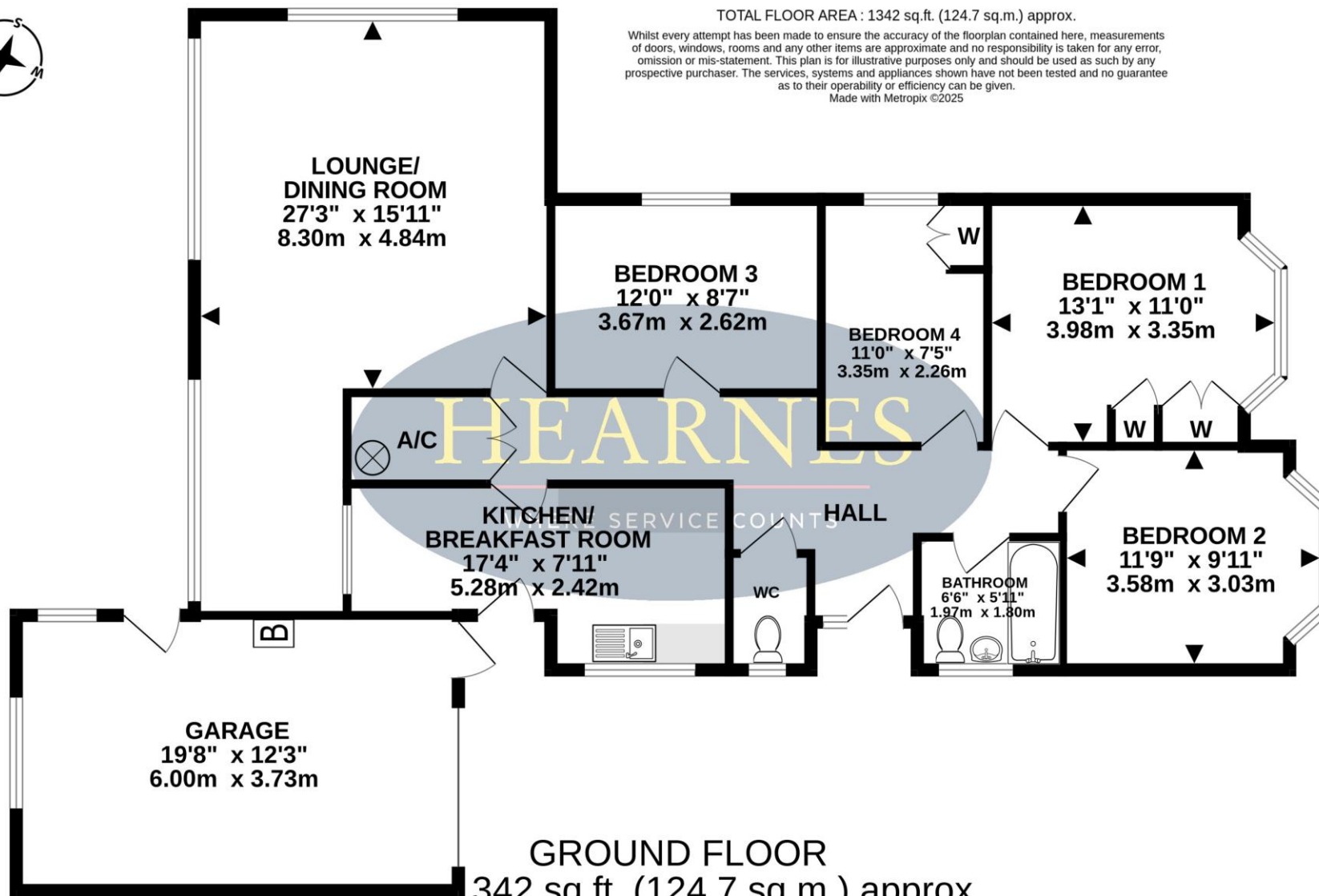
COUNCIL TAX BAND: C

EPC RATE: E

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.







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 so no guarantee as to their operability or efficiency can be given.

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**LOUNGE/
DINING ROOM**
27'3" x 15'11"
8.30m x 4.84m

BEDROOM 3
12'0" x 8'7"
3.67m x 2.62m

BEDROOM 4
11'0" x 7'5"
3.35m x 2.26m

BEDROOM 1
13'1" x 11'0"
3.98m x 3.35m

KITCHEN/ SERVICE COUNTS
BREAKFAST ROOM
 17'4" x 7'11"
 5.28m x 2.42m

BATHROOM
6'6" x 5'11"
1.97m x 1.80m

BEDROOM 2
11'9" x 9'11"
3.58m x 3.03m

GARAGE
19'8" x 12'3"
6.00m x 3.73m

GROUND FLOOR
1342 sq.ft. (124.7 sq.m.) approx.





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