




44 Scarf Road, Canford Heath, Poole, Dorset BH17 8QH

£395,000 Freehold

A spacious four bedroom detached house conveniently situated on this residential road in Canford Heath within close proximity of local shops, schools and bus routes. This much loved home is in need of modernisation and internal viewing is highly advised to appreciate not only the circa 1100 sq ft of living space but also its full potential to become a family home. The accommodation on offer comprises: 20' lounge/diner with direct garden access, kitchen, downstairs cloakroom, three double bedrooms, one single bedroom and bathroom. Externally the property boasts a well maintained South facing garden with lawned area and sun patio. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features include; NO FORWARD CHAIN, storage cupboards and UPVC double glazing. Nearby Schools - Canford Heath Infants and Juniors, Magna Academy and St Edwards Rc/CoE Secondary. NB: Warm air heating.

info@anthonydavid.co.uk

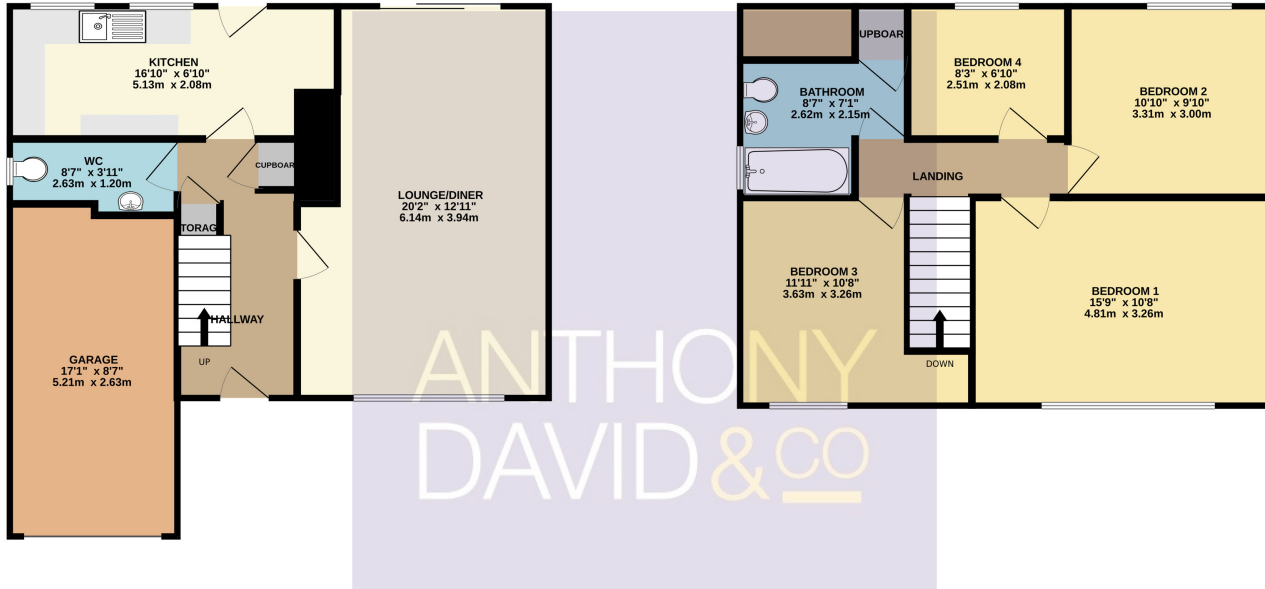
www.anthonydavid.co.uk

01202 677444 

**ANTHONY
DAVID & CO**

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



ANTHONY
DAVID & CO

TOTAL FLOOR AREA: 1176 sq.ft. (109.2 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.
Made with Metropix ©2024



Entrance Hall Doors to

Lounge/Diner 20' 2" x 12' 11" (6.15m x 3.94m)

Kitchen 16' 10" x 6' 10" (5.13m x 2.08m)

Downstairs Cloakroom 8' 7" x 3' 11" (2.62m x 1.19m)

Landing Doors to

Bedroom One 15' 9" x 10' 8" (4.80m x 3.25m)

Bedroom Two 10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom Three 11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom Four 8' 3" x 6' 10" (2.51m x 2.08m)

Bathroom 8' 7" x 7' 1" (2.62m x 2.16m)

Garage 17' 1" x 8' 7" (5.21m x 2.62m)

Garden South facing

Driveway Off road parking

Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		54	85
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
 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.