



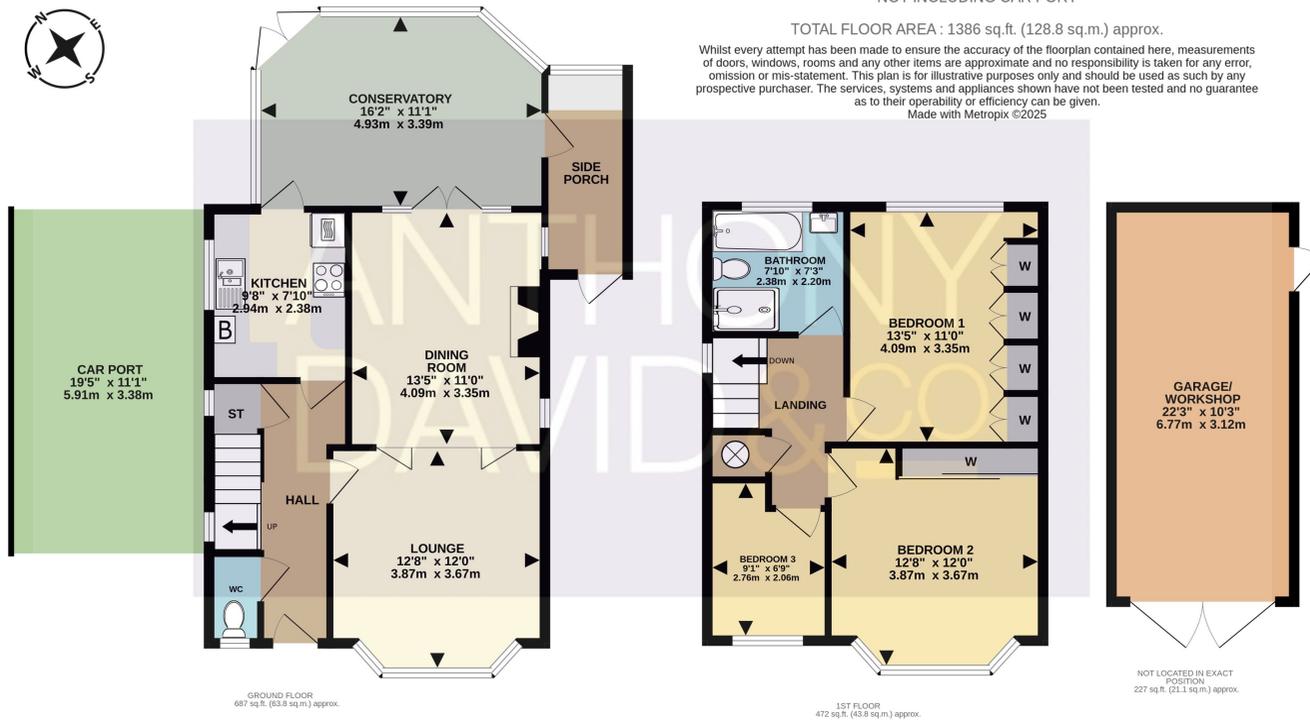
21 Herm Road, Alderney, Poole, Dorset BH12 4LE

£400,000 Freehold

**** NO FORWARD CHAIN **** A superb three bedroom detached house situated on this residential road in Alderney close to local shops, amenities and central bus routes to Poole and Bournemouth. The scenic Bourne Valley Nature Reserve and Tower Park with it's array of leisure facilities and Tesco's' super store are also close by. This much loved home offers circa 1400 sq ft of living space (including detached garage/workshop) and viewing is imperative to not only appreciate its full potential to become a forever family home but also the accommodation on offer, which comprises: lounge, dining room, fitted kitchen, conservatory, downstairs cloakroom, two good sized double bedrooms, one single bedroom and four piece bathroom suite. Externally the property boasts an extensive rear garden with sun patio with crazy paved steps to lawned area leading to vegetable patches, greenhouse, shed and summer house. To the front the driveway provides off road parking for three cars which in turn leads to a 19' carport giving access to a detached garage/workshop. Further features include; wood burner to dining room, side porch to garden, fitted wardrobes to bedroom one, gas central heating and UPVC double glazing. Nearby Schools - Manorside Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

**ANTHONY
DAVID & CO**



Entrance Hall Doors to

Lounge 12' 8" x 12' 0" (3.86m x 3.66m)

Dining Room 13' 5" x 11' 0" (4.09m x 3.35m)

Kitchen 9' 8" x 7' 10" (2.95m x 2.39m)

Conservatory 16' 2" x 11' 1" (4.93m x 3.38m)

Downstairs Cloakroom

Landing Doors to

Bedroom One 13' 5" x 11' 0" (4.09m x 3.35m)

Bedroom Two 12' 8" x 12' 0" (3.86m x 3.66m)

Bedroom Three 9' 1" x 6' 9" (2.77m x 2.06m)

Bathroom 7' 10" x 7' 3" (2.39m x 2.21m)

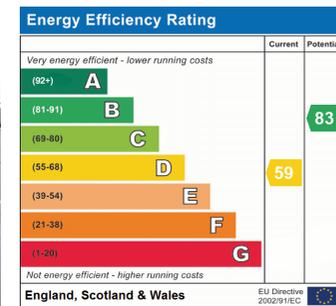
Garage/Workshop 22' 3" x 10' 3" (6.78m x 3.12m)

Carport 19' 11" x 11' 1" (6.07m x 3.38m)

Garden Extensive

Driveway Off road parking x 3

Council Tax Band C



Property Misdescriptions Act 1991
Property details contained herein do not form part 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.