

**1 Heathfield Avenue, Wallisdown,  
Poole, Dorset, BH12 5DJ**



**HEARNES**

WHERE SERVICE COUNTS



# 1 Heathfield Avenue, Wallisdown, Poole, Dorset, BH12 5DJ

## FREEHOLD PRICE £325,000

A 2 double bedroom detached bungalow, set in a very convenient and quiet location. The property has had some updating to include a refitted kitchen, decoration and offers further potential for updating and extending. Benefits include a detached garage, driveway with parking, very private and enclosed garden and planning permission for a loft conversion and rear extension already granted. The home is very neat and clean throughout has many original features and has a charming feel to it. It is sold with no forward chain.

- Detached 2 double bedroom bungalow
- New refitted kitchen in a range of cream shaker style units with work tops over and integrated oven, hob, extractor, integrated fridge/freezer, plumbing for washing machine
- Detached garage
- Very private rear garden, measuring approximately 50' x 40' with rear patio and side area in front of garage with driveway, providing a further storage area
- Neat and tidy throughout with a lovely, charming feel
- Planning permission granted for a loft conversion (plans available on request)
- Character, original features to include wooden floors, picture rails, bay windows
- Double glazed and electric storage heating
- Sold with no forward chain

Heathfield Avenue is set off Mossley Avenue in Wallisdown and being within a few hundred yards of the local shops. It under half a mile of Bourne Valley Nature Reserve which is an area of 15 acres of heathland bordered by Bourne stream, running southeast from Canford Heath. It is approximately 3 miles to Poole Town Centre and 2 miles to Bournemouth and within half a mile of Sainsburys on Alder Road. It is easily accessible to the Ringwood Road leading to Ferndown/Ringwood in one direction, Broadstone/Poole/ Dorchester, in the other with good bus routes.

**COUNCIL TAX BAND: C**      **EPC RATING: F**

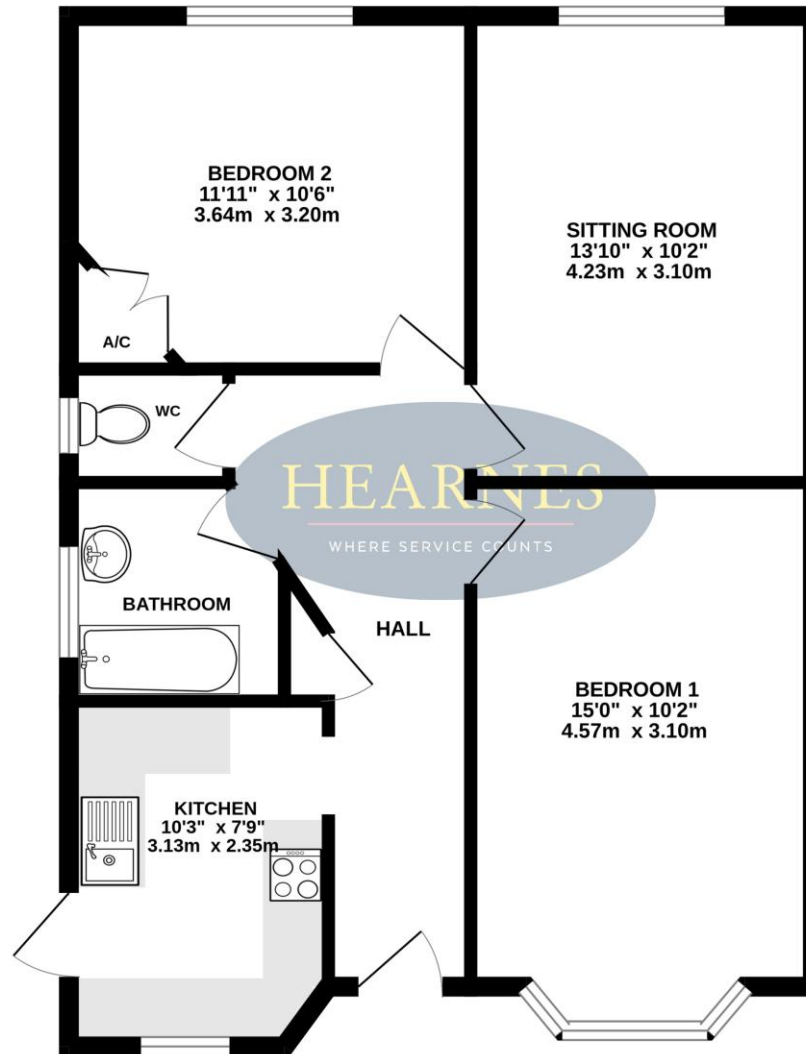
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



658 sq.ft. (61.1 sq.m.) approx.

TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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