



2 Churchfield Road, Poole, Dorset BH15 2QN

Guide Price £485,000 Freehold

This beautifully presented three double bedroom detached house is ideally situated within close proximity of Poole Hospital, local shops, schools and central bus routes. Poole Park with its eateries, boating lake and tennis courts is also just a short stroll away. This superb property presents an ideal family home and offering spacious living throughout internal viewing is a must to appreciate the accommodation on offer, which comprises: 19' lounge, open plan kitchen/diner/family room, downstairs cloakroom and modern shower room. Externally the property boasts a delightful cottage style garden with sun patios a seating area with steps up to a potting shed. To the front the in/out brick paved driveway provides off road parking for four cars which in turn leads to a 20' garage. Further features of this exemplary residence include: feature fireplace to lounge, fitted wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Longfleet Primary, St Mary's Catholic Primary, Oakdale Juniors and Poole High School.

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

ANTHONY
DAVID & CO



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



Entrance Hall 10' 8" x 4' 8" (3.25m x 1.42m)

Lounge 19' 2" x 14' 4" (5.84m x 4.37m)

Open Plan Kitchen/Diner/Family Room 19' 2" x 18' 3" (5.84m x 5.56m) max

Utility Room 6' 5" x 4' 11" (1.96m x 1.50m)

Downstairs Cloakroom 4' 6" x 3' 2" (1.37m x 0.97m)

Landing 19' 2" x 5' 3" (5.84m x 1.60m)

Bedroom One 13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom Two 14' 10" x 9' 5" (4.52m x 2.87m)

Bedroom Three 14' 10" x 9' 5" (4.52m x 2.87m)

Shower Room 10' 2" x 5' 9" (3.10m x 1.75m)

Garage 20' 1" x 7' 7" (6.12m x 2.31m)

Garden Cottage style

Driveway In/Out

Council Tax Band D

TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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