



4 Jennings Road, Conifer Park, Poole, Dorset BH14 8RY

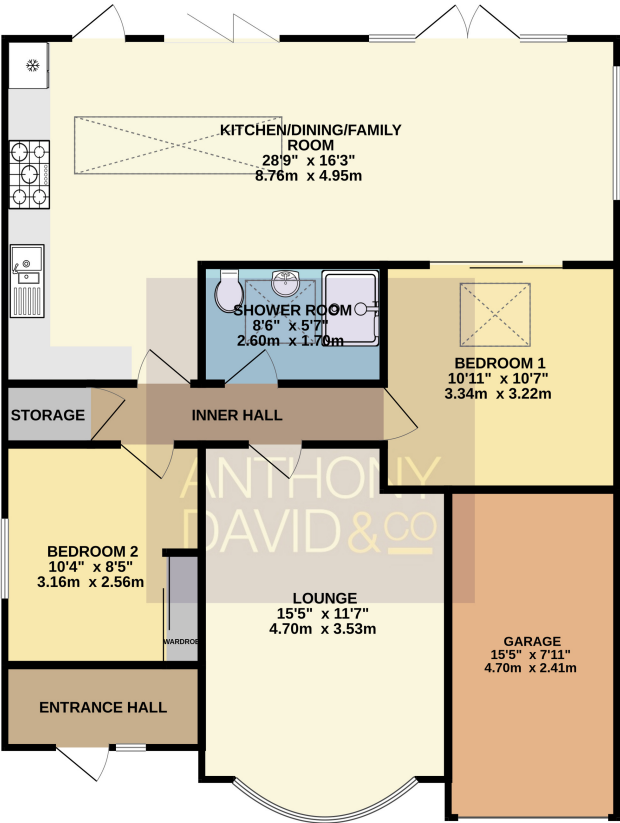
Guide Price £500,000 Freehold

**\*\* GUIDE PRICE £500,000 \*\*** A delightful two double bedroom detached bungalow ideally situated in this quiet residential road in Conifer Park a short distance away from the scenic Whitecliff Recreation Ground with its views over the harbour. Ashley Cross with it's array of shops, bars and bistros and train station is also within close proximity. This well presented home offers good sized living space throughout and viewing is imperative to not only appreciate its sought after location but also the accommodation on offer, which comprises: stylish kitchen/dining/family room, lounge, and shower room. Externally the property boasts a charming paved garden surrounded by mature shrubs. To the front the driveway provides off road parking for two cars which in turn leads to an integral garage. Further features of this must see home include: fireplace to lounge, feature sky lights, fitted wardrobe to bedroom one, gas central heating and UPVC double glazing. School Catchment - Courthill Infants and Baden-Powell and St Peters CoE Juniors.

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**ANTHONY  
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GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 987sq.ft. (91.7 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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- Entrance Hall Doors to
- Kitchen/Dining/Family Room 28' 9" x 16' 3" (8.76m x 4.95m)
- Lounge 15' 5" x 11' 7" (4.70m x 3.53m)
- Bedroom One 10' 11" x 10' 7" (3.33m x 3.23m)
- Bedroom Two 10' 4" x 8' 5" (3.15m x 2.57m)
- Shower Room 8' 6" x 5' 7" (2.59m x 1.70m)
- Garage 15' 5" x 7' 11" (4.70m x 2.41m)
- Garden Enclosed
- Driveway Off road parking x 2
- 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		EU Directive 2002/91/EC	