

**83 Bader Road, Canford Heath,  
Poole, Dorset, BH17 8PW**



**HEARNES**

WHERE SERVICE COUNTS



# 83 Bader Road, Canford Heath, Poole, Dorset BH17 8PW

## FREEHOLD GUIDE PRICE £375,000 - £385,000

A deceptively spacious, extended 3 bedroom semi detached home with 3 reception areas, utility/garden room, ground floor shower room, modern kitchen and first floor modern bathroom. This home has been in the same family since it was built and they have particularly enjoyed the private garden, that has a gate leading onto the heathland, along with the garage and excellent ground floor accommodation. It has been a wonderful home to raise their family with local shops, schools and facilities all nearby. The home further offers gas central heating, double glazing, and is sold with no forward chain.

- Extended 3 bedroom semi detached home in a popular location of Canford Heath
- Wonderful 70', very private garden with gate giving direct access to the heath
- Garage with power and light
- 3 reception areas plus a generous utility/garden room
- Ground floor shower room and first floor modern bathroom
- Refitted kitchen in a range of cream units with wood effect work tops over and fitted with integrated oven, separate grill, induction hob, extractor, space for freestanding dishwasher and under counter fridge.
- Utility/garden room with plumbing and space for washing machine and fridge/freezer
- All bedrooms fitted with built in wardrobes and bedroom one having further fitted over bed storage
- Potential for updating and personalising
- Off road parking for one car, with space and potential for further parking
- Probate sale with probate granted and no forward chain
- Been in the family since it was built in 1963!
- Fully enclosed and private garden with rear patio, steps down to a lawn with green house and storage sheds
- Gas central heating and double glazing

Bader Road is set of Adastral Way and within a few hundred yards to the local Canford Heath shops and close by local schools. Canford Heath is just under a mile from Tower Park which offers a range of leisure activities including Splashdown Waterpark, Hollywood Bowling, a range of bars and restaurants and a 24hr Tesco Store. Poole Town Centre is just over two miles away and offers a range of shops and the mainline rail station which gives direct travel to London Waterloo. The beach and sea can be found 3 miles away.

**COUNCIL TAX BAND: C**

**EPC RATE: C**

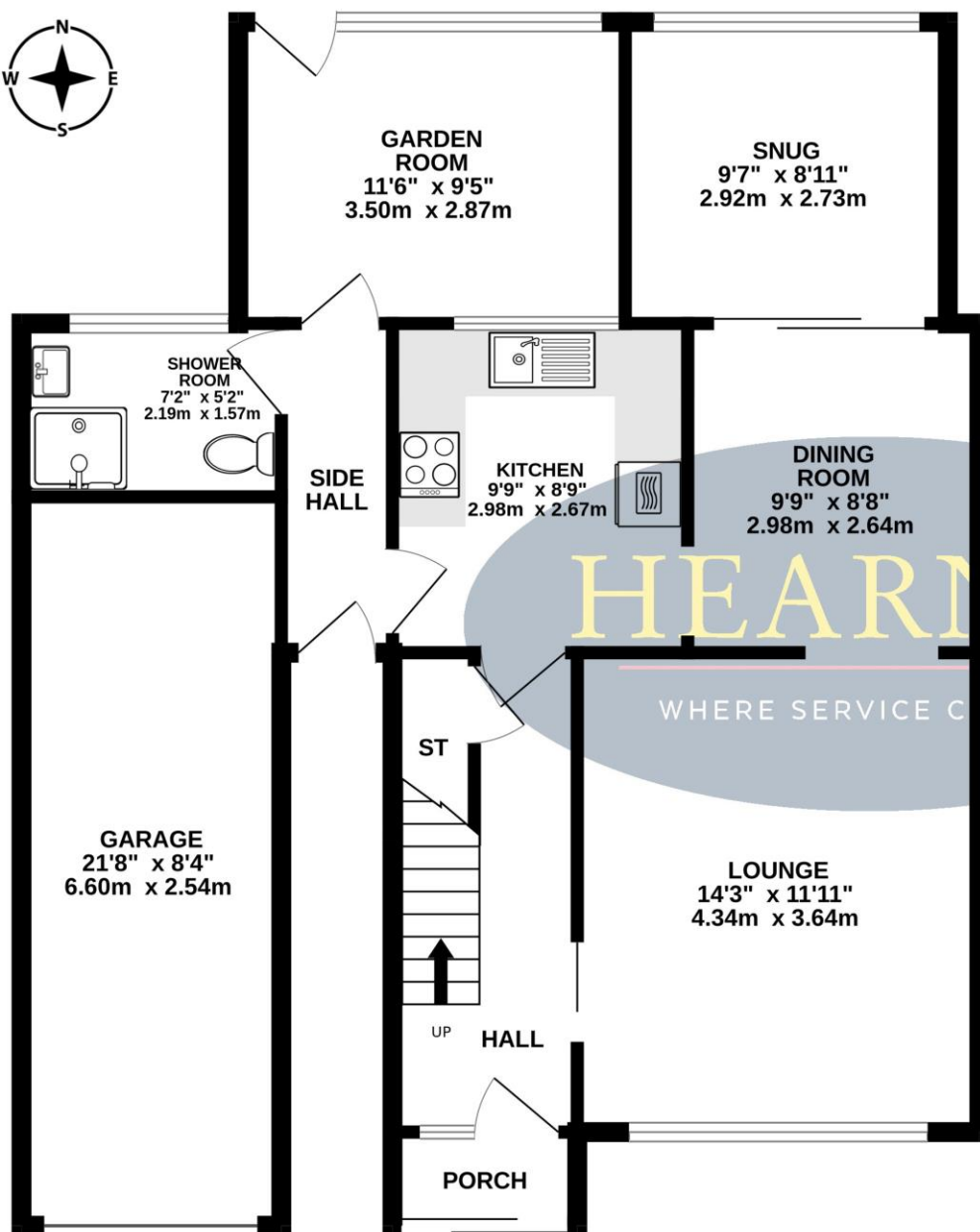
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







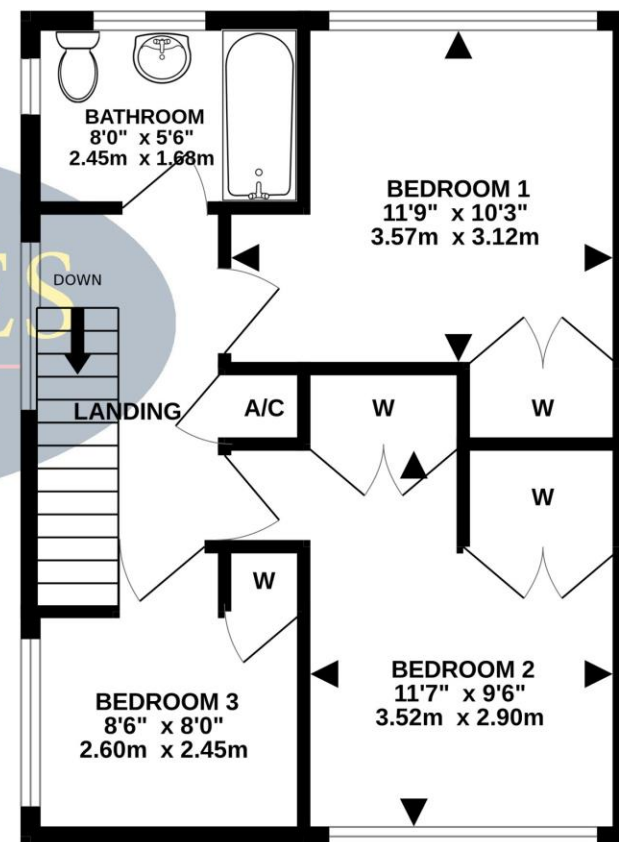




TOTAL FLOOR AREA : 1279 sq.ft. (118.8 sq.m.) approx.

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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1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.









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