



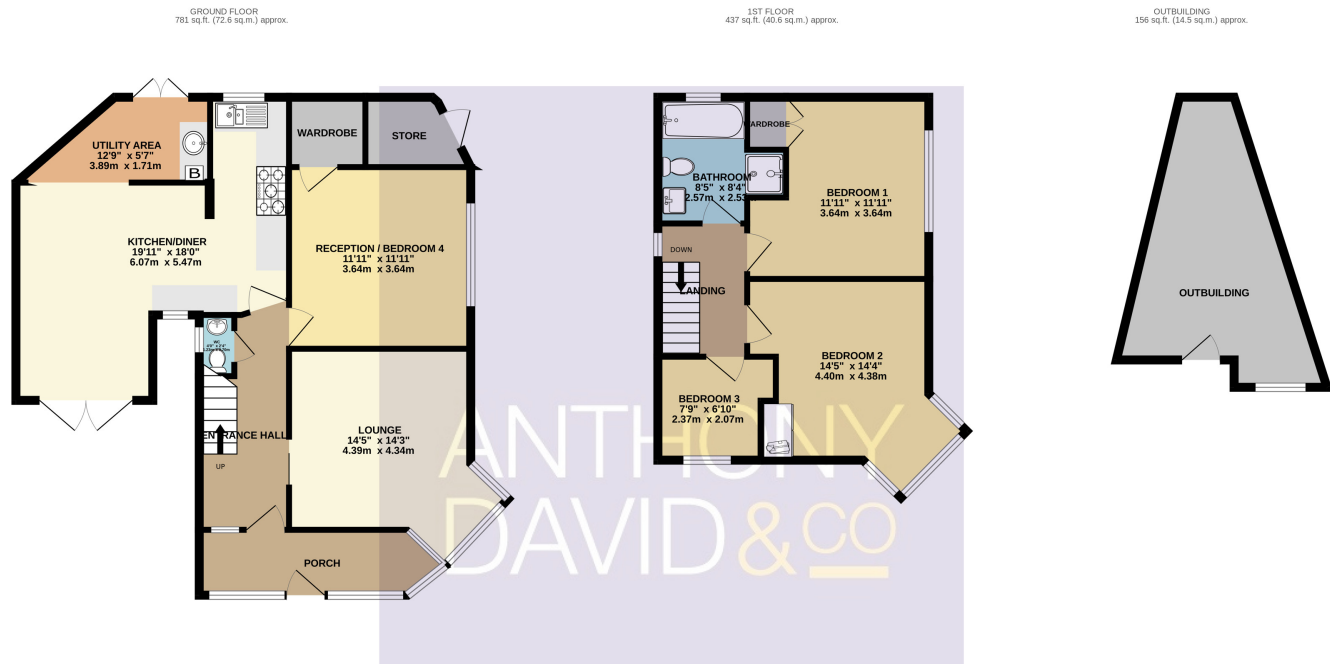
24 Cromer Road, Branksome, Poole, Dorset BH12 1ND

£449,950 Freehold

A beautifully presented three/four bedroom detached house situated on this corner plot within walking distance of Redlands Retail Park and Branksome Train station. The popular Ashley Road and Westbourne Village are both within close proximity. This ideal family home offers over 1100 sq ft of versatile living space and viewing is a must to not only appreciate its convenient location but also the pristine accommodation on offer, which comprises: lounge with corner bay, stylish kitchen/diner, reception/bedroom four, utility area, two double bedrooms, a single bedroom and contemporary four piece bathroom suite. Externally the property boasts front and rear gardens (the rear being of a Southerly aspect) and housing an outbuilding with power. To the front the driveway provides off road parking for three cars. Further features include: storage cupboard, spacious porch, fitted wardrobes to bedrooms one and two, gas central heating and UPVC double glazing. Nearby Schools - Talbot Heath School for Girls, Bishop Aldhelm's CE (VA), Heatherlands Primary School and St Josephs Catholic Primary.

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TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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
- Lounge 14' 5" x 14' 3" (4.39m x 4.34m)
- Kitchen/Diner 19' 11" x 18' 0" (6.07m x 5.49m)
- Utility Area 12' 9" x 5' 7" (3.89m x 1.70m)
- Reception/Bedroom Four 11' 11" x 11' 11" (3.63m x 3.63m)
- Downstairs Cloakroom 4' 0" x 2' 4" (1.22m x 0.71m)
- Landing Doors to
- Bedroom One 11' 11" x 11' 11" (3.63m x 3.63m)
- Bedroom Two 14' 5" x 14' 4" (4.39m x 4.37m)
- Bedroom Three 7' 9" x 6' 10" (2.36m x 2.08m)
- Bathroom 8' 5" x 8' 4" (2.57m x 2.54m)
- Garden Front and rear
- Outbuilding With power
- Driveway Off road parking x 3
- Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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