



23 Connaught Crescent, Branksome, Poole,
Dorset, BH12 2EL



23 Connaught Crescent, Branksome, Poole, BH17 7AH

FREEHOLD PRICE £315,000

A rather funky, spacious and unique 2 bedroom bungalow, set on a beautifully landscaped, elevated plot, with rooftop views over Branksome and the Recreation Ground. This quirky and stylish, unconventional bungalow would really suit someone who enjoys entertaining, as the layout lends itself to using both outside and inside areas to entertain and enjoy the views. This lovely home has a good size double reception room, modern kitchen, bathroom and stairs to a generous loft (the loft does not have building regulations to be used as habitable accommodation). The front door is approached via a path with a series of 32 steps leading to the front door with attractive landscaped fenced areas to sit and enjoy the views from. The property is well presented with fresh modern décor and has a cream shaker style kitchen, white bathroom and wood effect flooring throughout. The layout is rather unusual, however works well, and capitalises on the space available. Under the home is a basement storage area and there is off road parking space at road level. A garden room which used to be a conservatory, has been connected to bedroom 2 by a double glazed casement door, provides useful additional space but does not have planning permission or building regulations and has not been taken into account for value purposes.



- Stylish, attractive 2 double bedroom bungalow set on a fantastic split level landscaped plot with views over Branksome Recreation Ground
- Modern décor throughout with white walls and pale wood effect flooring
- Spacious double reception room with views over Branksome
- Spacious loft room with feature staircase (no building regs)
- Shaker style kitchen with wood effect work tops over. Fitted with free standing cooker, space for washing machine
- Separate garden room off bedroom 2 provides useful additional space (no planning permission or building regs)
- Extensive landscaping with fencing, paths, single areas and patio, all inset into the elevated plot. The rear of the property is a large secluded paved patio with a gate leading to a small, wooded area.
- Basement storage under the bungalow
- Gas central heating and double glazing
- Off road parking at road level for one small car
- No forward chain!



The local shops on Ashley Road are just over ½ a mile away, offering a wide range of cafes, shops & bars. Poole Park is less than 3 miles away and is a superb family day out with a wide range of leisure facilities, restaurants & cafes. The award winning sandy beaches which the area is known for are less than 3 miles away as are the vibrant Town Centres of Poole & Bournemouth, also within ½ a mile are the stores in Redlands Park, including John Lewis. Branksome Recreation Ground is within a few hundred yards and with its fitness trail, play area, pavilion and open grass pitches.

COUNCIL TAX: C

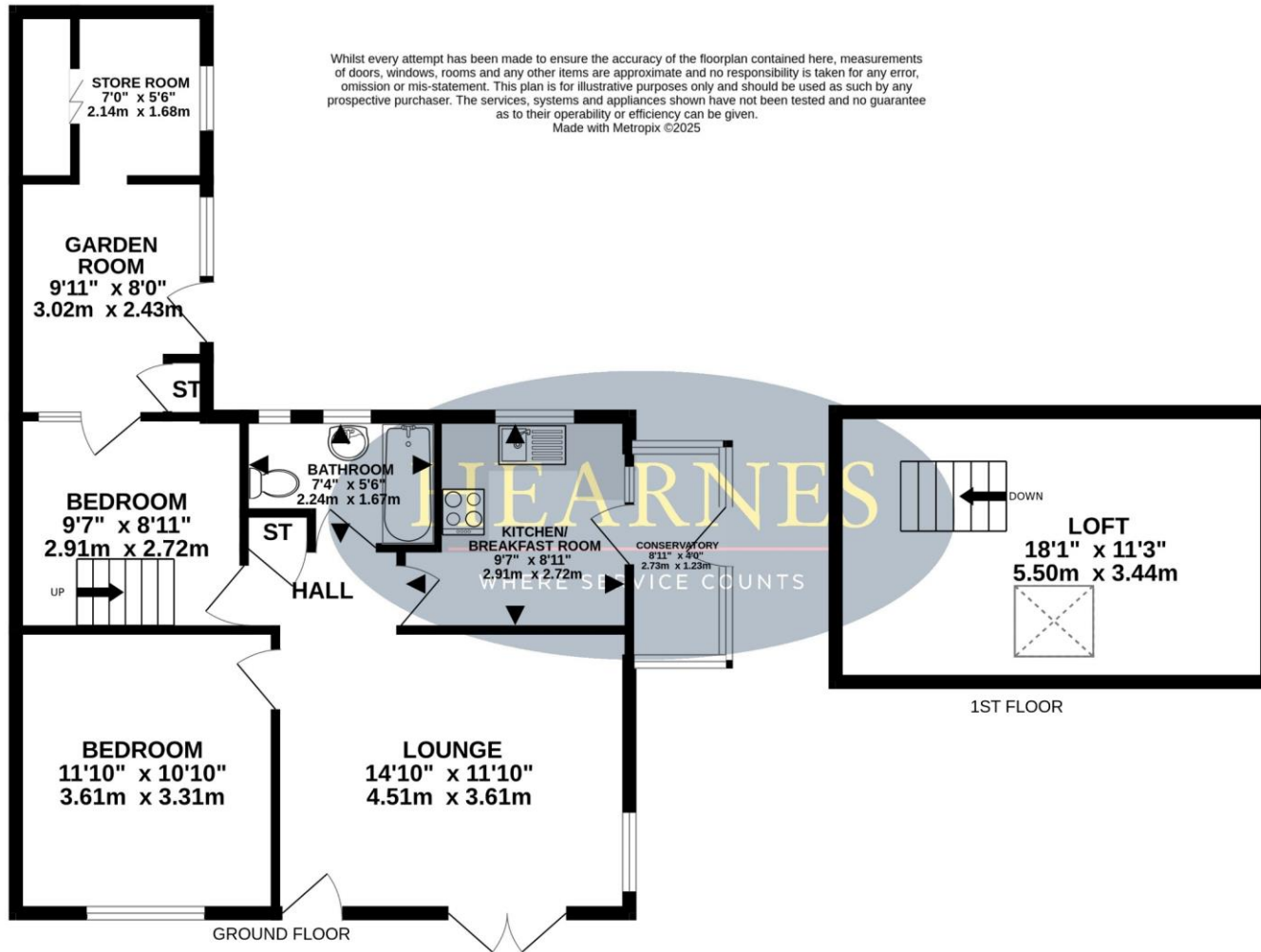
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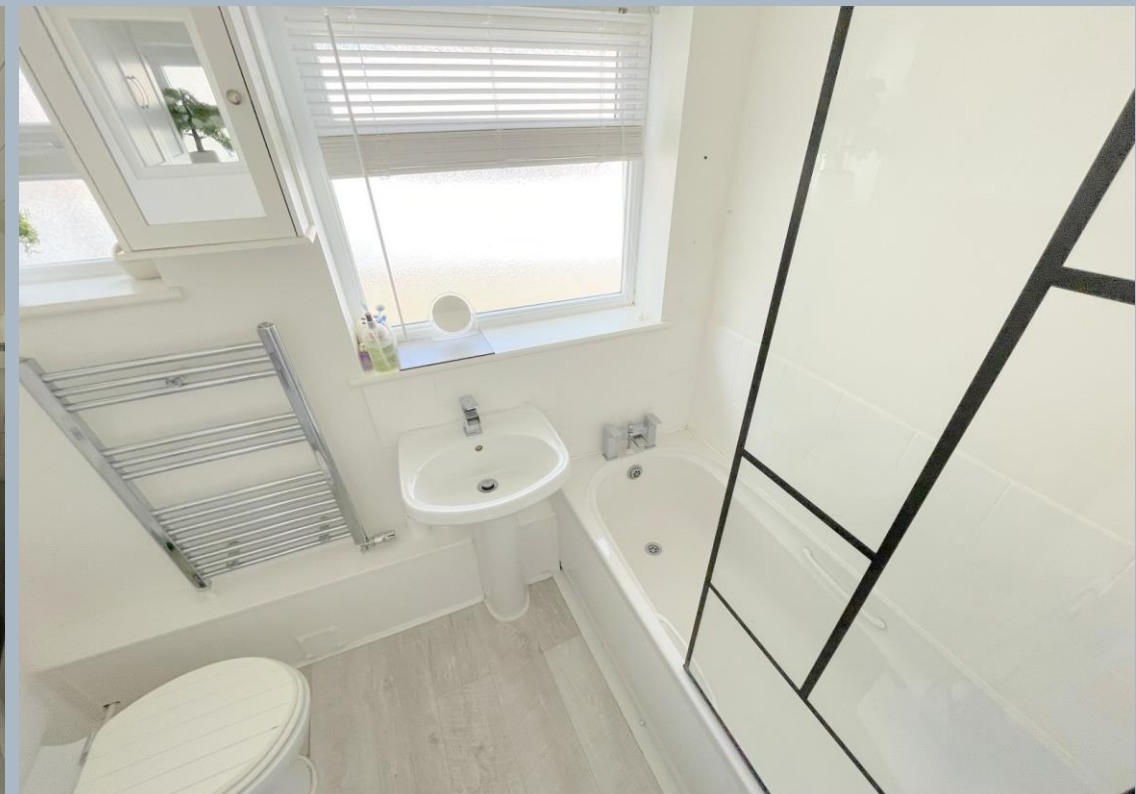


AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



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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