



**Canford Crescent, Canford Cliffs,  
Poole, BH13**

**B E R K E L E Y S**

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



A truly stunning, 5 bedroom, contemporary family home located in the heart of Canford Cliffs.

**£1,575,000** Freehold

Canford Crescent is located in the highly sought after area of Canford Cliffs Village, close to local beaches. The village is within level walking distance, further shopping needs can be found with Westbourne and its Victorian Arcade a short drive away.

Poole Harbour offering a broad range of water sports and marinas and Parkstone championship Golf Course are both within easy access. The location is further enhanced by excellent road and rail communications.



The light and airy accommodation extends to 2791sq.ft.

- Electric gates leading onto paved driveway with parking for two vehicles and double garage
- Entrance reception leading into TV room
- Large kitchen/breakfast area with 'Beckerman' kitchen suite, Silestone midnight pearl worktops, 'Gaggenau' appliances, Siemens fridge/freezer and patio doors leading onto landscaped garden
- Living area with patio doors leading onto garden
- Utility room with Silestone midnight pearl worktops and door into garage
- Downstairs cloakroom
- Master bedroom with walk in wardrobe and ensuite shower room with limestone tiled floor
- Guest bedroom with fitted wardrobes and ensuite shower room
- Third bedroom with fitted wardrobes and patio doors leading onto terrace
- Fourth bedroom with fitted wardrobes
- Family bathroom with limestone floor tiles and part tiled walls
- Fifth bedroom suite with ensuite shower room with limestone floor tiles
- Beautifully landscaped rear garden with decking and 8 person spa pool and remote controlled canopy blind
- Ideal lock up and leave
- No forward chain
- Council tax band H

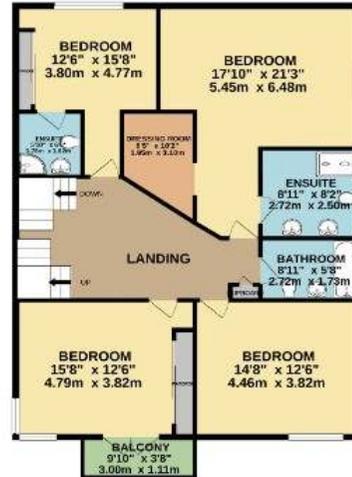
(Correct at time of print)



GROUND FLOOR  
1224 sq.ft. (113.7 sq.m.) approx.



1ST FLOOR  
1197 sq.ft. (111.2 sq.m.) approx.



2ND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 2791 sq.ft. (259.3 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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