



**Canford Cliffs Road, Poole,
Dorset, BH13**

B E R K E L E Y S

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



A beautiful five double bedroom, four bathroom, three storey detached family home situated in one of Poole's most prestigious roads. Courthill First and Baden Powell Middle school catchment areas.

£975,000 Freehold

The property is situated in the sought after of Canford Cliff/Penn Hill. Local amenities are found nearby with Westbourne, Penn Hill and Canford Cliffs Village's all offering shops, restaurants and bars.

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



This bright and spacious accommodation extends to approximately 2814sq.ft.

- Electric gates leading onto paved driveway with parking for 2 cars and double garage
- Spacious entrance hall with entry phone system and alarm
- W/c
- Large living/dining room with double doors leading onto garden
- Family kitchen with integrated appliances/breakfast room with double doors leading onto garden
- Utility room with door leading into garage
- Integral double garage with electric up and over door
- Master bedroom with fitted wardrobes and ensuite shower room
- Second bedroom with fitted wardrobes, ensuite and access onto balcony overlooking garden
- Third bedroom with fitted wardrobes, ensuite and access onto balcony overlooking garden
- Fourth bedroom (located on second floor)
- Fifth bedroom (located on second floor)
- Family bathroom with shower over bath
- No forward chain
- Council tax band G

(Correct at time of print)





GROUND FLOOR
APPROX. FLOOR
AREA 1182 SQ.FT.
(108.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1079 SQ.FT.
(100.3 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 552 SQ.FT.
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2814 SQ.FT. (261.4 SQ.M.)
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