



EPC: D

Warburton Road, Canford Heath, Poole
Guide Price: £365,000

Austin & Wyatt



An extended three-bedroom semi-detached family home, situated in a quiet cul-de-sac within the popular Canford Heath area of Poole. The property is conveniently located within easy walking distance of local schools, bus routes, and Adastral Square shopping facilities.

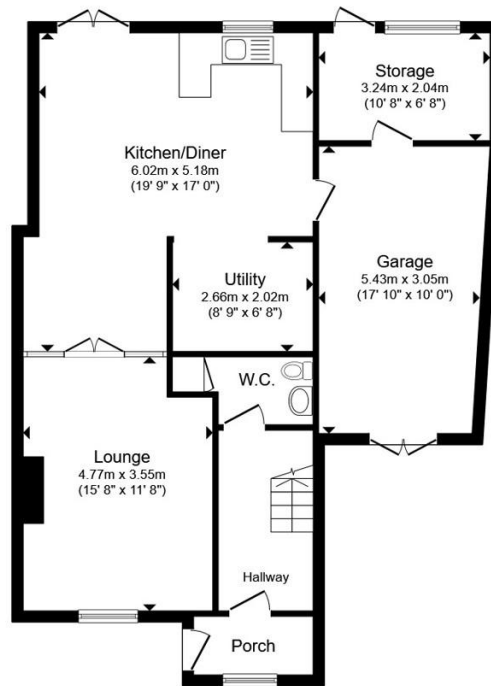
The accommodation is arranged over two floors and benefits from a substantial ground floor extension. The ground floor comprises a modern cloakroom/WC, a spacious lounge featuring an attractive fireplace, and double doors leading through to a large, well-appointed kitchen/dining/family room. French doors open directly onto the rear garden, creating an excellent space for both family living and entertaining. A personal door provides access to the garage, which connects to a workshop and offers further access to the rear garden.

On the first floor are three bedrooms, two doubles and one single, with fitted wardrobes to bedroom one, together with a modern style family bathroom featuring a corner bath.

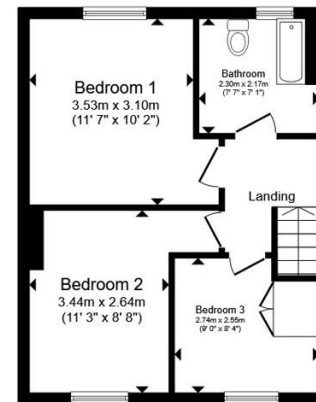
Externally, the front garden is designed for low maintenance, being laid to paving and decorative stone chippings. A generous driveway provides off-road parking for several vehicles and leads to the garage. The enclosed rear garden is mainly laid to lawn with patio areas, planted borders, and garden sheds.

Further benefits include double glazing throughout and gas-fired central heating via a combination boiler.

An ideal family home offering spacious and versatile accommodation in a sought-after location...



Ground Floor



First Floor

Total floor area 124.5 m² (1,340 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

T: 01202 687432

E: canfordheath@austinwyattcountrywide.co.uk

15 Adastral Square, Canford Heath, Poole, Dorset, BH17 8SA

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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