



FOR SALE
HEARNES
01202 377371



**Denham Close, Canford Heath
Poole, Dorset, BH17 9HL**

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Freehold Price £335,000

Set in a quiet cul-de-sac location is this 4 bedroom detached family home with 2 reception rooms, conservatory, good sized garden, and separate garage. The owners have lived there since 1993 and it has been a great home to bring up their children in. The property has gas central heating, a recently fitted combination boiler, part boarded insulated loft with pull down ladder, and a newly fitted bathroom and has scope for modernisation and personalisation. There is a drive leading to a garage and a good size rear garden. The property is within a few hundred yards of Canford Heath nature reserve which is an 850 acre site of heathland; one of the largest in Dorset.

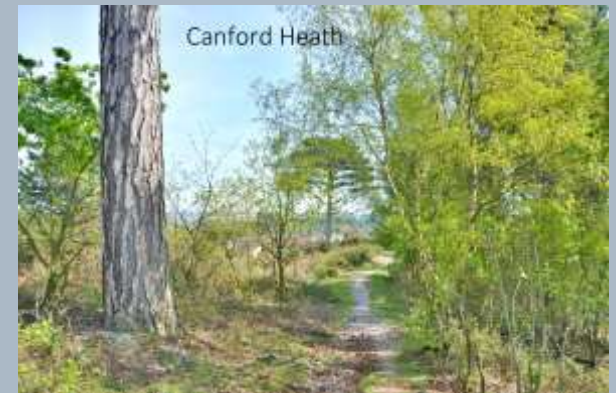
- 4 bed detached family home
- 2 reception rooms plus a conservatory
- Good size rear garden
- Refitted first floor fully tiled bathroom plus a ground floor cloakroom
- Potential for personalisation and modernisation
- Garage and driveway for 2 cars (in tandem)
- Quiet cul-de-sac location
- Double glazed and gas central heating
- Within a few hundred yards of Canford Heath nature reserve

There is a great selection of state and public schools within Poole and surrounding areas such as Canford Heath Infant School, Canford Heath Junior School, Parkstone and Poole Grammar Schools and Yarrells Preparatory School to mention just a few. This lovely home is set just over 2 miles from Tower Park which offers a range of leisure activities including Splashdown Water Park, Cineworld, HollywoodBowl, a range of restaurants and a 24 hour Tesco. Poole Town Centre is just over three miles away and offers a wide range of restaurants and a train station which has a 2 hour travelling time to London Waterloo.

EPC RATE: C

COUNCIL TAX BAND:D

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



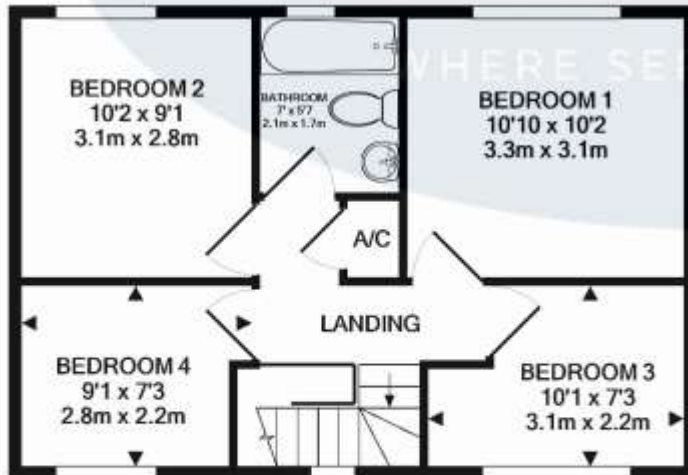
TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (114.9 SQ.M.)



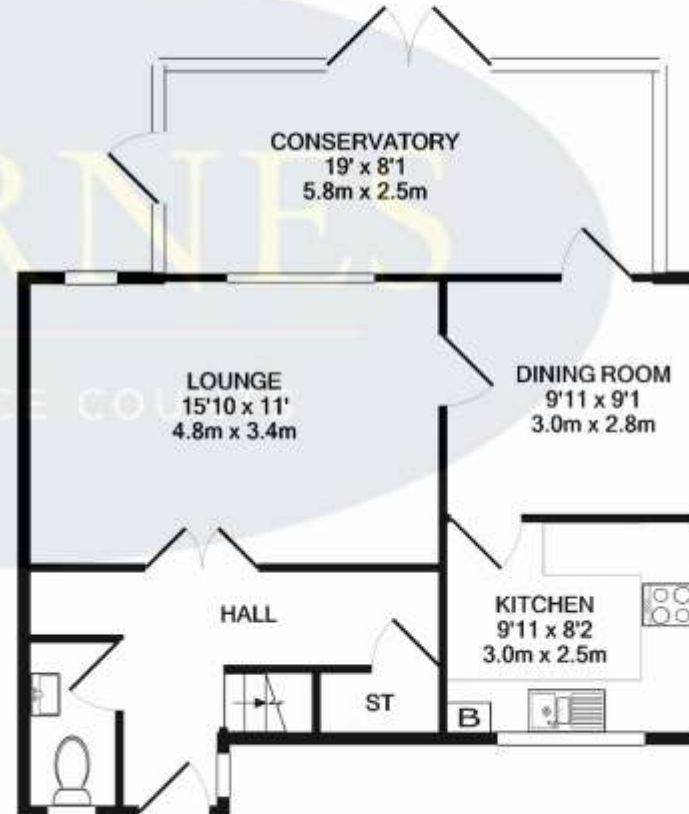
GARAGE
18'3 x 9'4
5.6m x 2.9m

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 170 SQ.FT.
(15.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

