

80 Halstock Crescent  
West Canford Heath  
Poole BH17 9BA

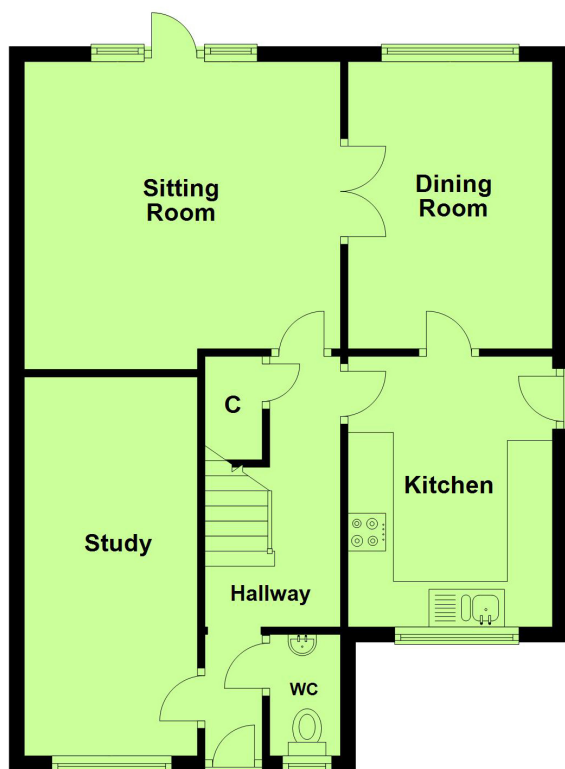
Price **£435,000** Freehold



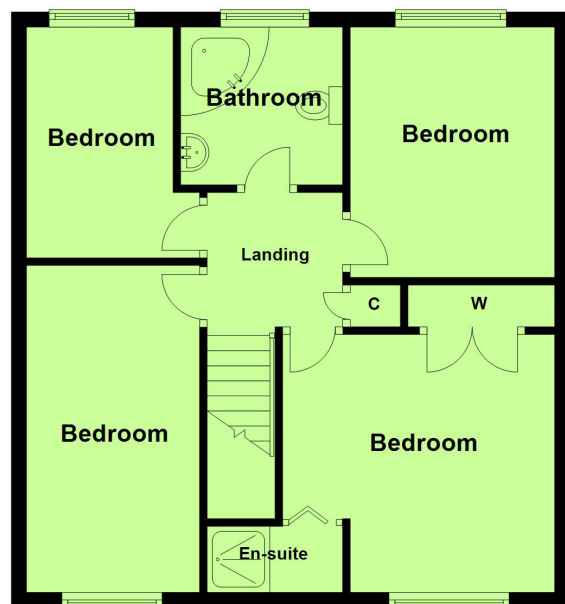
A FOUR BEDROOM, TWO BATHROOM  
DETACHED FAMILY HOME BACKING  
ONTO WOODLAND WITH OFF ROAD  
PARKING, AND OFFERED FOR SALE  
WITH NO FORWARD CHAIN.



Ground Floor



First Floor



Total area: approx. 112.2 sq. metres (1208.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

**\* ENTRANCE HALLWAY**

**\* CLOAKROOM 5'3" x 2'9" (1.61m x 0.88m)**

**\* SITTING ROOM 13'7" x 12'5" (4.17m x 3.81m)**

**\* DINING ROOM 12'5" x 8'9" (3.81m x 2.71m)**

**\* KITCHEN 11'7" x 8'8" (3.56m x 2.68m)**

**\* STUDY 17'2" x 7'4" (5.24m x 2.25m)**

**\* STAIRS LEAD FROM THE ENTRANCE HALL TO THE FIRST FLOOR LANDING**

**\* BEDROOM ONE 11'8" x 11'2" (3.59m x 3.41m)**

**\* EN SUITE SHOWER ROOM 5'9" x 2'9" (1.79m x 0.88m)**

**\* BEDROOM TWO 14'4" x 7'7" (4.38m x 2.34m)**

**\* BEDROOM THREE 10'9" x 8'8" (3.32m x 2.68m)**

**\* BEDROOM FOUR 10' x 6'6" (3.04m x 2.01m)**

**\* FAMILY BATHROOM 7' x 6'8" (2.13m x 2.07m)**

**\* FRONT AND REAR GARDENS**

**\* OFF ROAD PARKING**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**









### **ABOUT THIS PROPERTY**

The front door leads to the entrance hallway with understairs storage cupboard. The ground floor cloakroom comprises low level flush WC, wash hand basin with mixer tap, vanity unit beneath and fitted mirror. The sitting room has a feature fireplace with hearth and surround, double glazed door to the rear garden and double opening doors to the dining room with window overlooking the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, integrated oven with four ring burner gas hob and extractor fan above, part tiled walls, cupboard housing the 'Glow-worm' gas fired central heating boiler, space for fridge, freezer, slimline dishwasher and washing machine. There is a study to the front of the property with spotlighting.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space and built in cupboard with slatted shelving. Bedroom one has a built in wardrobe and en suite shower room comprising fully tiled shower cubicle with dual action showers and extractor fan. Bedroom two has a built in cupboard. Bedrooms three and four are both to the rear of the property. The family bathroom comprises corner bath with mixer tap, pedestal wash hand basin with mixer tap, low level flush WC, fully tiled walls and wall mounted heated towel rail.

The front of the property is mainly laid to lawn with tarmac driveway providing off road parking. The rear garden is predominantly laid to lawn with paved patio and shrub and herbaceous borders.



**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road to the Darbys Corner roundabout and take the second exit into Canford Heath Road. At the next roundabout turn left into Tollerford Road. Halstock Crescent is the second turning on the right hand side.

**COUNCIL TAX:** Band D BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band C

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1928**