

Alder Road, Poole, BH12



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What it's got.

Come and view this well presented 3-bedroom chalet bungalow, that is being offered **CHAIN FREE!**

Inside, the home offers a flexible and well proportioned layout, providing the perfect canvas to make it your own. The ground floor features two generous double bedrooms with built in wardrobes and a well sized family bathroom. Towards the rear, you'll find a bright and airy lounge that flows into a separate kitchen/dining area, complete with a patio door that open directly onto the sunny garden - ideal for enjoying with the family.

The garden itself is a fantastic size, set over two levels, with an extended patio and grassed area, it offers excellent privacy which is a rare find in the area. With plenty of storage externally, you have 2 large sheds.

Upstairs, there's an additional double bedroom with its own en-suite, making it an ideal guest bedroom or home office. Throughout the home there is ample storage, perfect for keeping the property clean and tidy.

At the front of the property you have an excellent sized drive way that fits multiple cars.





What the owner says.

“We decided on this property because of it's large rooms and secluded garden space as well as it's central location for shops, doctors surgery, schools/Uni and bus route. It also has large open heathland ideal for walks and pet owners. We will miss the convenience and garden but as we get older we have to downsize.”

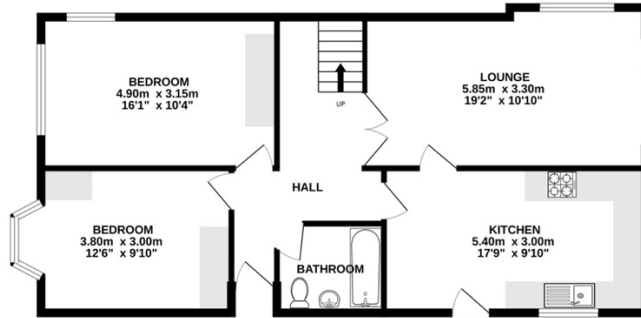


Where it is.

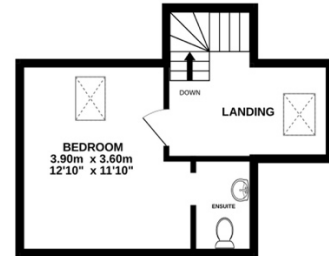
Sat in an extremely popular location just a short walk from Bourne Valley and Talbot Heath Nature Reserves and very close to local shops and supermarkets. Poole & Bournemouth Town Centres are just under 4 miles away with great bus routes. Branksome Train station is approximately a 30 minute walk away with a direct line to London Waterloo, making it a great spot for commuters. There is a lovely walk through Coy Pond and Upper Gardens to Bournemouth and its award winning beaches. Local schools, including the highly sought-after Bishop Aldhelms & Heatherlands Schools, are within walking distance.



GROUND FLOOR
77.7 sq.m. (837 sq.ft.) approx.



1ST FLOOR
24.4 sq.m. (263 sq.ft.) approx.



TOTAL FLOOR AREA : 102.1 sq.m. (1099 sq.ft.) 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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Technical bits.

- Approx 1099 Sq. Ft in accommodation
- Chain Free
- Spacious reception room
- Driveway for multiple cars
- Popular location
- Energy rating D
- Three-bedroom chalet bungalow
- Tiered private rear garden
- Potential to add your own stamp
- Council tax band - C

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.