



**Thorn Road, West Canford Heath  
Poole, Dorset, BH17 9AU**

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## FREEHOLD PRICE OFFERS OVER £400,000

An extremely well presented four bedroom family residence set in a cul-de-sac location offering a spacious feel throughout. The accommodation comprises lounge, dining room, study, downstairs cloakroom, separate utility and a stunning kitchen/breakfast room overlooking the garden. While on the first floor the two double and two single bedrooms are of ample size with an en-suite to the master and a modern family bathroom. This family home is conveniently located for favoured local schools and beautiful walks over Canford Heath.

Added benefits include off road parking for two cars and a storm porch which allows you to stand out of the rain whilst finding your front door keys, a well-proportioned entrance hall, a lounge and dining room separated by double doors allowing extra space when the family arrive for special occasions.

The stunning kitchen breakfast room offers enough space for a table and is tastefully decorated and offers a range of floor and wall mounted units, integrated dishwasher, space for cooker and fridge. Next to the kitchen is the utility room which has space for washing machine, tumble dryer and fridge/freezer with access to the integral garage and the rear garden.

As you would expect for a good family home in this area the bedrooms are of ample size with the master enjoying a shower room with a modern family bathroom servicing the remainder of the rooms with a shower over the bath.

The southerly facing rear garden measures approximately 40' x 40' and has been tastefully landscaped with a range of shrubs and trees providing a degree of privacy along with a patio which abuts the back of the entire property with a pergola offering a great space for outside dining whilst enjoying the evening sun.

Thorn Road is conveniently located for walks over Canford Heath which is easily accessed via a woodland trail adjacent to the property, where you can enjoy views almost as far as you can see of protected heathland and all the wildlife that accompanies it. Broadstone is approximately one mile walk, Poole town centre is just 4 miles away and the award winning beaches in Sandbanks are 7 miles away.

**COUNCIL TAX BAND: E**      **EPC RATE: 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.

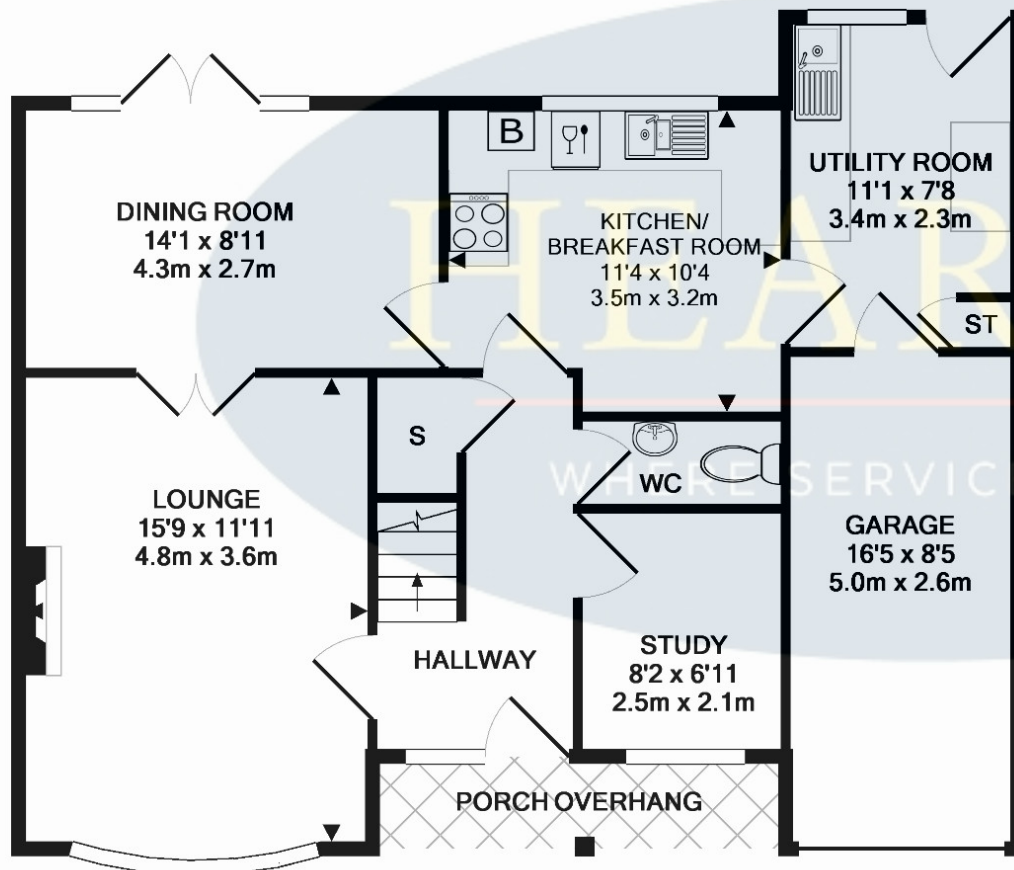




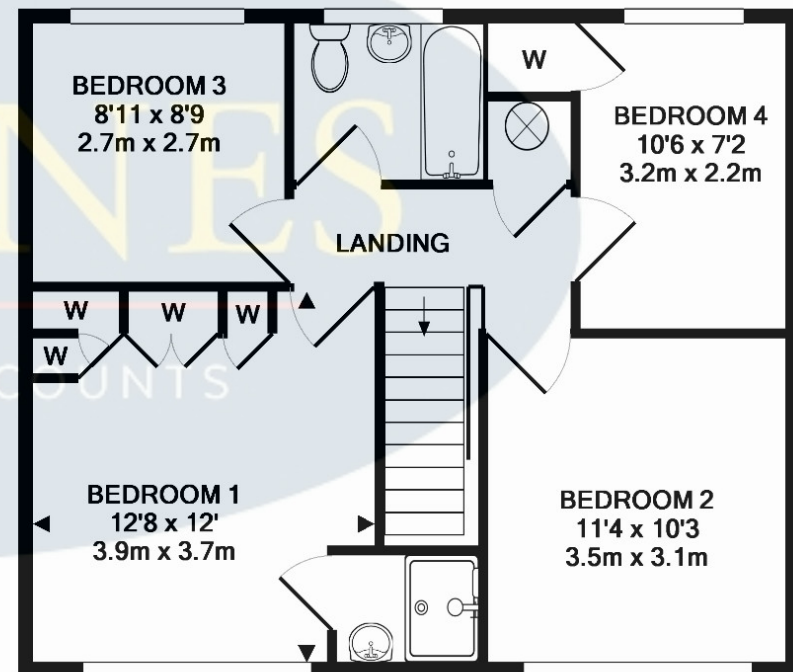
**TOTAL APPROX. FLOOR AREA 1349 SQ.FT. (125.3 SQ.M.)**

Whilst every attempt has 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 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 799 SQ.FT.  
(74.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 549 SQ.FT.  
(51.0 SQ.M.)



Canford Heath



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