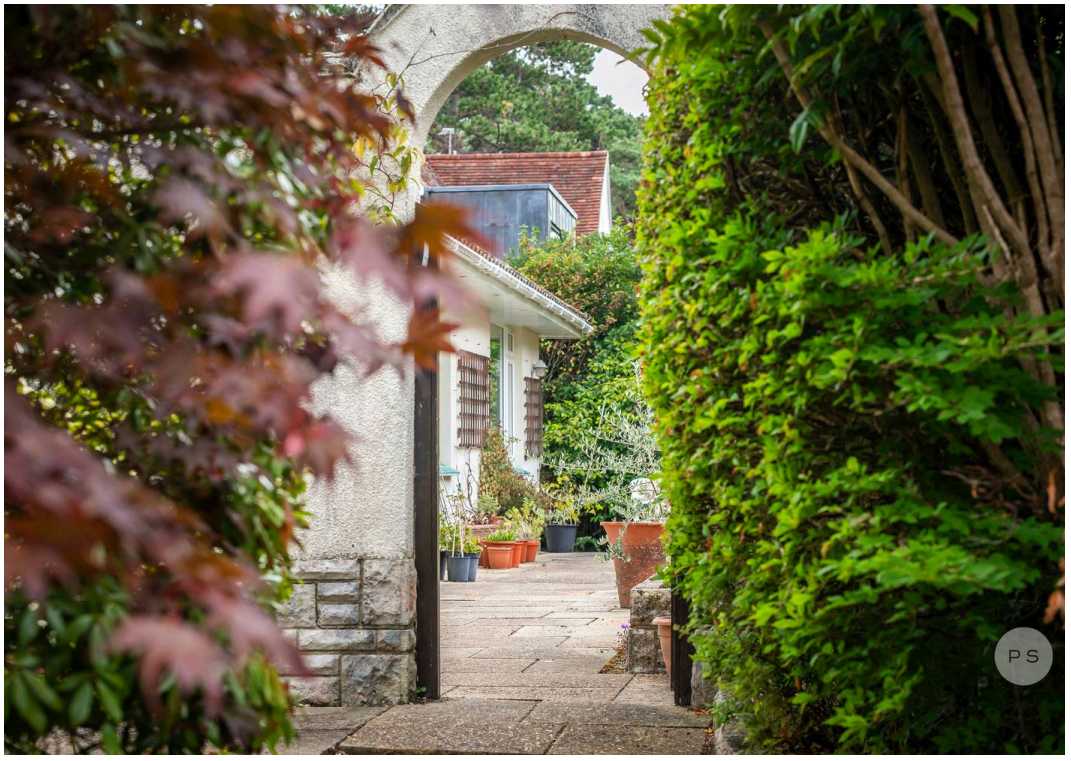


7 Canford Crescent, Canford Cliffs, Poole, BH13 7NB

Guide Price £1,199,500









7 Canford Crescent

Canford Cliffs

An exciting and rare opportunity to acquire a spacious three-bedroom bungalow of nearly 1800 sq. ft in a highly sought after road in Canford Cliffs ideally located just 500 metres from Canford Cliffs shops and 700 metres from the beach. Set in delightful gardens that wrap around the property on three sides providing an attractive and green outlook from all principal rooms.

- Spacious light filled lateral living nearing 1800 sq. ft.
- Attractive gardens wrap around the property
- Bungalows are a rare opportunity in Canford Cliffs
- Potential for next owner to update the interiors
- Driveway providing parking for several cars
- Detached garage with electric up and over door
- Approx. 700 metres from the beach
- Approx. 500 metres from Canford Cliffs shops
- Council tax band F: £3,466 per annum
- EPC rating: D



ABOUT THIS PROPERTY

Set within beautifully established wraparound gardens, this charming Canford Cliffs bungalow offers spacious lateral living, excellent privacy and a particularly well-balanced layout, with the principal living spaces to one side and the bedrooms to the other.

A bright entrance hall leads through to the generous sitting room, where large picture windows frame attractive garden views and a door opens onto the front patio. The adjoining dining area sits conveniently beside the fitted kitchen, while both the sitting and dining spaces connect with the sunroom, creating a natural flow and an additional place to relax overlooking the mature planting and acers. A separate utility room provides useful practicality and rear access.

All three bedrooms are well proportioned. The principal bedroom benefits from an en-suite bathroom, while the remaining two bedrooms include built-in wardrobes, enjoy a southerly aspect and are served by the separate family shower room.

The property has been in the same ownership for over 20 years and offers a wonderful opportunity for a purchaser seeking single-storey accommodation with scope to update the interiors to their own taste.

Outside, the mature gardens are a particular feature, with established borders providing privacy. The main lawn and patio enjoy a southerly aspect, while the western garden is also attractively planted. A garage with electric door and driveway provides parking for several vehicles.

A covenant restricts alterations to the external appearance, including increasing the height or developing the loft space. Further information is available on request.

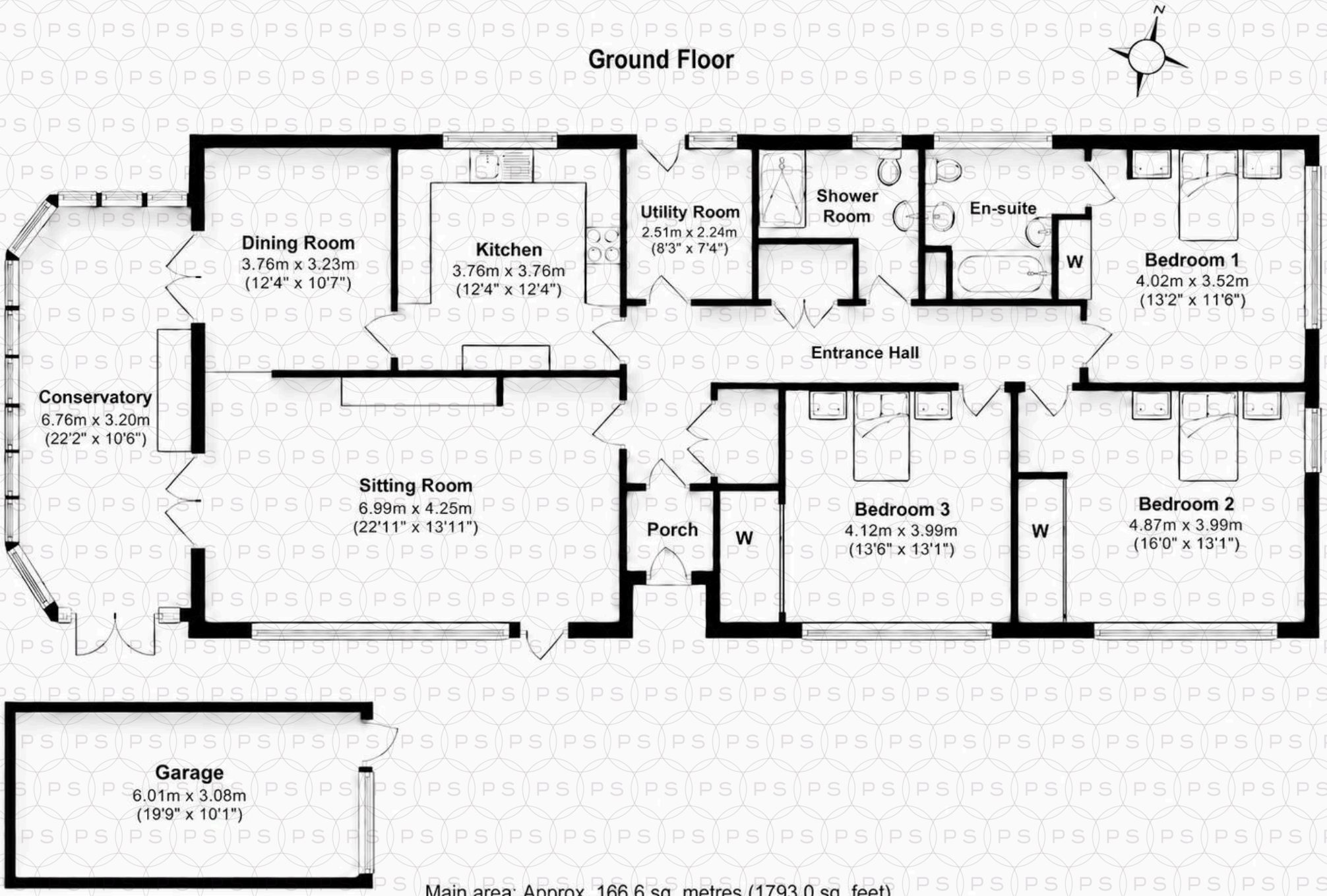
LOCATION

Canford Cliffs Village is approximately 500 metres away, offering cafés, restaurants and everyday amenities. The nearby coastline and Blue Flag award winning beaches are easily accessible.









Main area: Approx. 166.6 sq. metres (1793.0 sq. feet)



Philippa Sole Ltd

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