



30 Canford Cliffs Road, Canford Cliffs, Poole BH13 7AA  
Asking Price £750,000 Freehold





**\*\*CHARACTER FAMILY HOME\*\*** Situated on a popular road CLOSE TO AMENITIES. Accommodation includes 4 bedrooms, 2 bathrooms and 3 reception rooms. Opportunity to extend and remodel subject to the relevant planning permission.

**NO FORWARD CHAIN.**

- CHARACTER FAMILY HOME
- 3 RECEPTION ROOMS
- 4 BEDROOMS
- POPULAR LOCATION
- GARAGE AND OFF ROAD PARKING
- NO FORWARD CHAIN

### **Canford Cliffs**

Canford Cliffs village is well known for being one of the most prestigious places to live, it has an assortment of café bars, restaurants and speciality shops with a wide variety of properties ranging from luxury apartments to contemporary designed cliff top residences. The world famous Sandbanks Peninsula and Poole Harbour are nearby with safe sandy beaches, marinas and yacht clubs as well as a whole host of water sports facilities. The 18 hole Championship Parkstone Golf Club is approximately a mile away, whilst the more comprehensive towns of Poole and Bournemouth are approximately two miles equidistant.

### **Property Comprises**

A substantial character family home with four double bedrooms, two bathrooms and set on an good sized plot of approximately in Canford Cliffs Road, within walking distance of Branksome Chine whilst also being close to Penn Hill Village and Canford Cliffs.

This bright and spacious family home offers huge potential to prospective buyers and could be enhanced subject to the relevant planning permission. The existing accommodation comprises; a large entrance hall providing access to; large lounge and separate dining room/play room, a kitchen/breakfast room with access onto the garden and utility room/office and double garage, there is also a downstairs cloakroom.

To the first floor there is a spacious landing area with a large feature window which leads to; four double bedrooms, two bathrooms, including an en-suite to bedroom one. Externally the property boasts a private and west facing rear garden, there is also driveway to the rear of property accessed from Mayfield Avenue providing off-road parking and a detached double garage.



