



102 Canford Cliffs Road, Poole, Dorset BH13 7AE  
Asking Price £1,475,000 Freehold





An impressive DETACHED CHARACTER FAMILY HOME which has been in the same ownership for the past 40 years, on a simply STUNNING PLOT approaching 0.5 ACRES and situated in one of the areas most popular roads. With 5 bedrooms, 3 reception rooms, garage and an opportunity to DEVELOP and EXTEND subject to the correct planning consent.

**\*\*NO FORWARD CHAIN\*\***

- 200FT WEST FACING GARDEN
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- POTENTIAL TO EXTEND STPP
- TRADITIONAL FAMILY HOME
- TWO BATHROOMS
- WELL PRESENTED
- 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

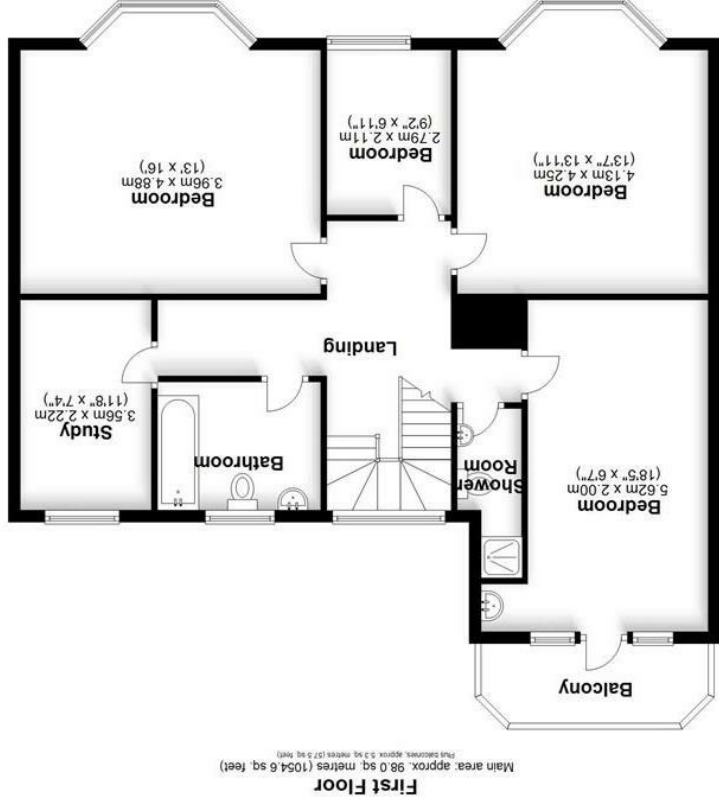
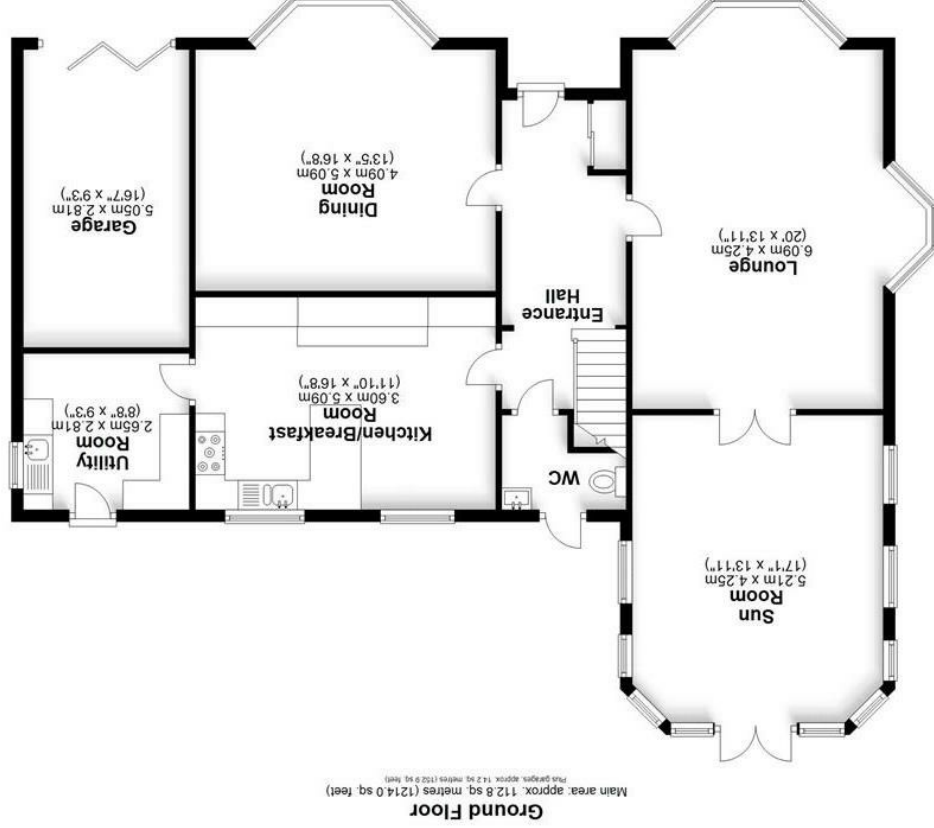
A substantial character family home with five bedrooms, two bathrooms and set on an excellent sized plot of almost 1/2 acre in Canford Cliffs Road, within walking distance of Parkstone Golf Club whilst also being close to Canford Cliffs and Penn Hill Village.

This bright and spacious family home retains many original features and 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 the lounge, sun room, separate dining room and the kitchen/breakfast room, there is also a downstairs cloakroom and utility room.

To the first floor there is a spacious landing area with a large feature window which leads to; five bedrooms and two bathrooms.

Externally the property boasts an impressive, 200ft west facing rear garden this is a particular feature of this home being west facing and extremely private. to the front of the property there is a driveway providing ample off-road parking and access to a large garage.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using Planlup.

All room dimensions given above are approximate measurements. These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly: The accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.

- They do not constitute an offer of contract for sale.
- Any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.

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.

| Energy Efficiency Rating                |                |
|---|----------------|
| Any energy related - meter missing logo | Passive        |
| A                                       | Very Good      |
| B                                       | Good           |
| C                                       | Fair           |
| D                                       | Fairly Poor    |
| E                                       | Poor           |
| F                                       | Very Poor      |
| G                                       | Extremely Poor |
| 76                                      |                |

| Environmental Impact (CO <sub>2</sub> ) Rating                |                |
|---|----------------|
| Any environmental threat - meter CO <sub>2</sub> missing logo | Passive        |
| A   | Very Good      |
| B   | Good           |
| C   | Fair           |
| D   | Fairly Poor    |
| E   | Poor           |
| F   | Very Poor      |
| G   | Extremely Poor |