



Hasler Road, Canford Heath, Poole, Dorset, BH17 9AH
Guide price £420,000

WEST CANFORD HEATH, £420,000. Take a look at this four bedroom detached home located in Hasler Road, BH17. A spacious open plan lounge dining room to the rear aspect has a door leading into the conservatory. There are four double bedrooms, a modern bathroom with white suite and downstairs cloakroom. Modern grey fronted kitchen overlooking the front aspect benefits from a double oven, hob and extractor. The property has gas central heating and is double glazed, and has an enclosed rear garden with lawn and raised decked area along with side access to the property. Plenty of off road parking and a single garage. This property is being offered with NO FORWARD CHAIN and would make an ideal family home. READY FOR VIEWINGS.



FRONT DOOR AND ENTRANCE HALL

12'7" x 5'10" x 2'8" (3.85 x 1.79 x 0.83)

Covered open porch with white upvc double glazed door and side panel and tiled door step leading into this light and airy entrance hall. White ceiling, white walls and wooden effect flooring. Ceiling lighting. Radiator. Light switches. Doors to all ground floor rooms and stairs to the first floor. An understairs cupboard with wooden door and storage space inside.

CLOAKROOM

8'0" x 3'1" (2.44 x 0.94)

White painted panelled door leading into this modern cloakroom. White ceiling, part emulsion painted walls and remainder being tiled in sand coloured tiles with border tiles. Ceramic tiled flooring. Ceiling lighting. White wc with seat and lid and boxed in flush. White sink with metal fittings and base vanity cupboard. Radiator. Light pull cord. Upvc double glazed frosted window.

KITCHEN

10'0" x 10'0" (3.07 x 3.06)

White painted panelled door leading into this modern fitted kitchen with front facing aspect. White ceiling, emulsion painted walls with glass splash back behind the hob and tiled flooring. A range of fitted grey fronted units with metal handles and laminate worktops. Stainless steel one and half bowl sink with mixer tap. Space and plumbing for washing machine. Space under worktop for fridge. There is a stainless steel four ring gas hob, double oven and extractor fan. Upvc double glazed window overlooking the front aspect. Upvc double glazed door leading to side path to the front and rear of the property. Ceiling recess lighting. Light switch, plug sockets and fuse switches.

LOUNGE DINING ROOM

19'1" x 11'8" x 15'10" (5.84 x 3.56 x 4.83)

White panelled door leading into this spacious lounge dining room with rear garden outlook aspect. White ceiling, white walls and fitted grey carpet. Two ceiling pendant light fittings. Feature fireplace. Upvc double glazed window looking into the rear garden. Double glazed sliding patio doors into the conservatory. Two radiators.

CONSERVATORY

9'9" x 9'1" (2.99 x 2.79)

Leading from the lounge dining room into the conservatory. Polycarbonate roof, brick walls and tile pattern laminate flooring. Wall light. Upvc double glazed windows with opening and fixed panes and window ledges. Grey fitted window roller blinds. Two opening double glazed doors leading to rear garden.

STAIRS AND FIRST FLOOR LANDING

Continuation of the entrance hall decor with white ceiling and walls and a grey fitted carpet. Ceiling lighting. Upvc double glazed window to the staircase wall with two fitted shelves. Light switches. Built in cupboard with shelving inside. Doors to all first floor rooms. Ceiling loft hatch.

BEDROOM ONE (DOUBLE LEFT HAND SIDE REAR)

11'10" x 10'5" (3.63 x 3.19)

White painted panelled wooden door leading into this main double bedroom overlooking rear aspect. White painted ceiling, white walls and fitted grey coloured carpet. Ceiling lighting. Radiator. Upvc double glazed window overlooking rear garden. Built in wardrobes with three mirror panelled sliding doors with shelving and rails inside. Light switch and plug sockets.

BEDROOM TWO (DOUBLE REAR)

9'11" x 8'6" (3.03 x 2.61)

White panelled door leading into this double bedroom with rear facing aspect. White ceiling, white walls and fitted grey coloured carpet. Built in cupboard with wooden white painted door. Upvc double glazed window overlooking the rear garden. Ceiling lighting. Light switch and plug sockets. Radiator.

BATHROOM

6'3" x 5'5" (1.92 x 1.66)

White painted panelled wooden door leading into this modern fitted bathroom. White ceiling. Tiled floor to ceiling in white tiles with border tiles. Lino flooring. Upvc double glazed frosted window. White wc with seat and lid and cistern flush. White sink with metal fittings. White bath with shower over bath and shower rail fitted. Light pull cord. Wall mounted metal bathroom cabinet. Radiator.

BEDROOM THREE (DOUBLE LEFT FRONT)

8'6" x 7'3" (2.61 x 2.22)

White painted panelled door leading into this double bedroom with front facing aspect. White ceiling, white walls and fitted carpet. Upvc double glazed window overlooking the front garden. Radiator. Light switch and plug sockets.

BEDROOM FOUR FRONT RIGHT HAND SIDE

10'5" x 8'4" (3.18 x 2.55)

White painted panelled wooden door leading into this double bedroom with front facing aspect. White ceiling, white walls and fitted grey coloured carpet. Ceiling lighting. Radiator. Light switch and plug sockets. Upvc double glazed window overlooking the front aspect.

REAR GARDEN

46'5" x 31'10" (14.17 x 9.71)

The rear garden has lawn area and raised wooden decked area. Side path to the rear garage and side pathway leading to the front of the property. Established borders with plants. Garden shed.

FRONT GARDEN

To the front of the property there is a block paved driveway for four/ five cars leading to a single integral garage. To the right hand side is a established border with plants and a pathway leading to the side of the property, which leads to the rear garden with wooden gate.

GARAGE AND DRIVEWAY

Integral single garage with white door. Inside brick walls and concrete flooring. Light and power. Wooden door leading to the rear garden. Block paved drive to the front of the property.

TENURE

The property is FREEHOLD and is being offered with NO FORWARD CHAIN.





1st Floor

2nd Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL: 1102 sq. ft, 102 m²
 1st floor: 583 sq. ft, 54 m², 2nd floor: 519 sq. ft, 48 m²
 EXCLUDED AREAS: GARAGE: 162 sq. ft, 15 m², FIREPLACE: 7 sq. ft, 1 m², WALLS: 124 sq. ft, 13 m²

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



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Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



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