



DE MAULEY ROAD,  
CANFORD CLIFFS











## DETAILS

A rare opportunity to purchase this beautifully presented four bedroom townhouse situated on a very sought after road moments from Canford Cliffs amenities and a short walk to the golden sandy beaches.

The current owner has looked after the property well and it is presented turn-key for the new owners. This property, due to its ideal and convenient location, would make a perfect house for any downsizer or as a holiday home close to the beach.

Internally the property is arranged over a spacious 2,150 square feet of accommodation and set over three floors. There are four bedrooms in total, three bedrooms on the first floor (two with en-suites) and the master benefits from dressing area with ample wardrobe space. On the top floor there is a guest suite which is perfect for a staying guest or older children.

The large living area is flooded with natural light and this room enjoys patio doors onto the rear landscaped garden. The dining room is accessed via double doors making this room semi open plan to the living room and is a very generous size. The kitchen has an array of eye and base level units, built in appliances and a breakfast bar.

Externally the property has superb curb appeal with an in-out driveway and two sets of electric gates. This particular property also has a detached garage and two parking spaces. This property must be viewed to be fully appreciated.

## AT A GLANCE

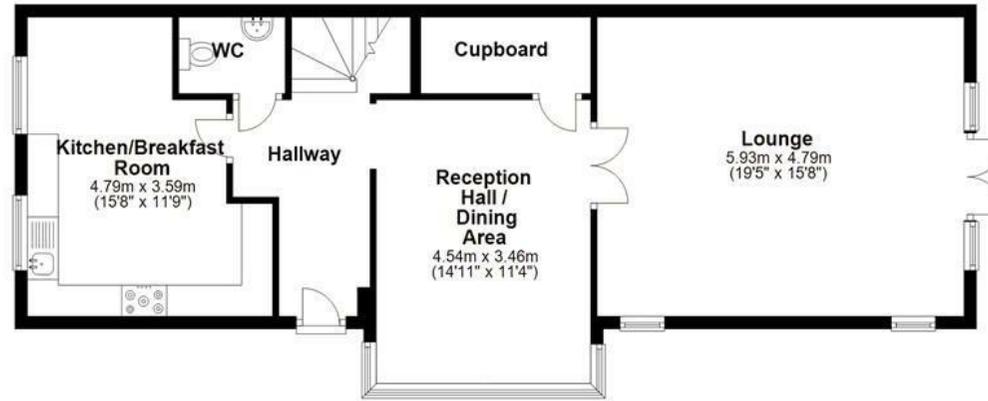
Guide Price:	£950,000
Tenure:	Leasehold
Stamp Duty:	£38,750 (Main Home)
Local Authority:	BCP Council
Council Tax:	BCP Band G

## KEY FEATURES

- Extremely sought after location
- Moments from Canford Cliffs
- Short walk to Canford Cliffs beach
- Large, level rear garden
- Very well presented throughout
- Detached garage plus ample parking
- Unique, private development

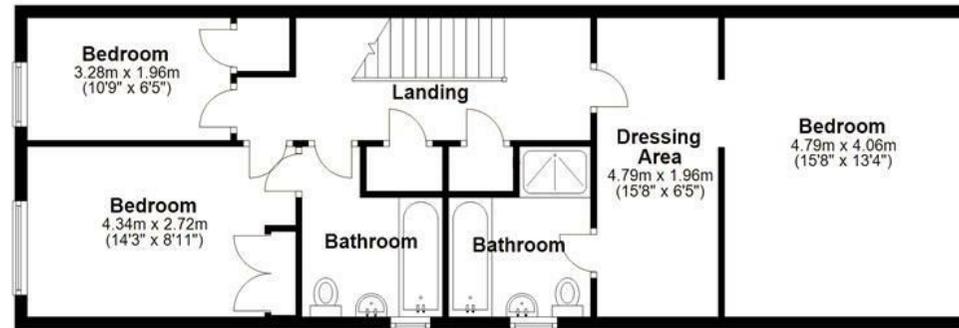
### Ground Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



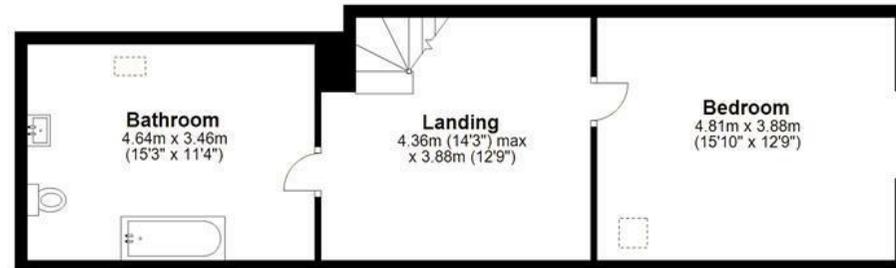
### First Floor

Approx. 73.2 sq. metres (788.4 sq. feet)



### Second Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



Total area: approx. 200.2 sq. metres (2154.5 sq. feet)

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