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SANDY LANE, UPTON

POOLE, BH16 5EJ

FINE & COUNTRY  
Homes from Edwards







# SANDY LANE

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Edwards Fine and Country are delighted to offer this unique three bedroom bungalow which is situated on the popular Sandy Lane in Upton. It has wonderful south facing garden along with a detached garage. The property has a wide entrance hallway, extended lounge-diner, kitchen-breakfast room, conservatory, shower room, additional WC, master bedroom & second bedroom both with built in wardrobes and third bedroom (which is currently been used as an office). Additional benefits: UPVC double glazing throughout, Gas central heating, large driveway with side access which leads to a 40ft covered car port.





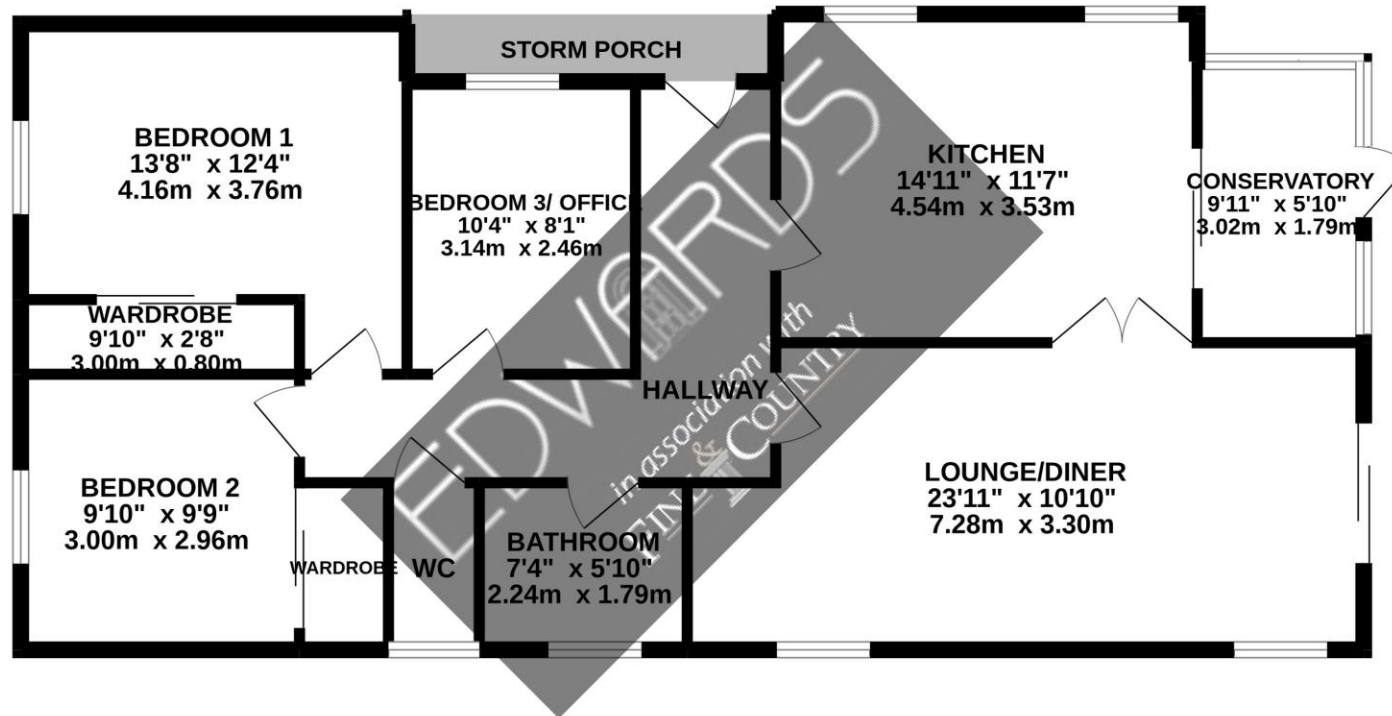
- **THREE DOUBLE BEDROOM DETACHED BUNGALOW**
  - **SOUTH FACING REAR GARDEN**
    - **DETACHED GARAGE**
- **BUILT IN WARDROBES IN BOTH MASTER AND SECOND BEDROOM**
  - **CONSERVATORY**
- **LARGE BLOCK PAVED DRIVEWAY**
  - **EXTENDED LOUNGE-DINER**
    - **40FT CAR PORT**

#### LOCATION:

Poole town centre is also less than three miles away offering Dorset's largest covered shopping centre, ideal for some retail therapy, fantastic dining, plenty of coffee shops and leisure facilities. The area around the property offers routes perfect for keen walkers, runners or cyclists. With the most well-known route being the holes bay walking trail to Cobbs Quay and Poole Harbour or Castleman Trailway leading to Upton Country Park. The nearby Poole Harbour also holds Poole Harbour Water sports with a range of products available such as Windsurfing, Kitesurfing, Water-skiing, Wake-boarding, Kayaking and Stand-up paddle boarding. Poole Railway Stations is within four miles away, running regularly across the South West covering Reading, Plymouth, Portsmouth and London Waterloo, placing the rest of the beautiful UK at your fingertips. Bournemouth's miles of golden sandy beaches are close by, as well as the very popular Sandbanks beach.



1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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