



EDWARDS  
ESTATE AGENTS

BEACONSFIELD ROAD  
POOLE, BH12 2NH



# GUIDE PRICE £330,000

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- NO FORWARD CHAIN
- DETACHED FAMILY HOME
- GENEROUS PLOT
- QUIET RESIDENTIAL LOCATION
- VERSATILE ACCOMMODATION
- DOUBLE GARAGE
- 3 BEDROOMS
- DETACHED DOUBLE GARAGE
- EASY DISTANCE OF LOCAL AMENITIES & SHOPS
- CLOSE TO COMMUTER LINKS

This modernised detached family home is offered with **NO FORWARD CHAIN** and benefits from **VERSATILE ACCOMMODATION** and a **DOUBLE GARAGE**, within easy distance of the local amenities, shops and **TRANSPORT LINKS** in Parkstone, Poole.

Beaconsfield Road is a quiet residential road with just a short distance to Waitrose and other shops and amenities along Ashley Road in Parkstone. Both Poole and Bournemouth are just a short drive away, with regular bus routes and the train station close by too. This property sits centrally on a generous plot, with the frontage providing parking for two/three vehicles, as well as a detached double garage.



You are welcomed into the property via a large entrance porch, providing access to the front door, as well sliding doors to the rear garden. The entrance hall has been modernised, with all internal doors replaced, a vertical radiator and herringbone felt-backed luxury vinyl, which flows through most of the ground floor accommodation. To your left, there is a double bedroom, which includes the original parquet flooring, which has been painted black, and large built in wardrobes. This is adjacent to the modern family bathroom, which is mostly tiled and includes a bath with a shower over, WC, hand wash basin inset in vanity unit and vertical radiator. The living accommodation includes separate rooms, which flow nicely between one another with an opening between. The lounge is a generous size and includes a wood burner, as well as plenty of light with windows each side of the fireplace and a further two along the side elevation. The dining room is characterful and cosy, a lovely place to entertain.

The modern kitchen is neutral and includes white glossy tiles, a composite sink, electric oven and hob, black extractor, fridge/freezer, dish washer and washing machine. The combi boiler is also housed in the kitchen.

At the top of the stairs is a large storage/linen cupboard and access to both first floor bedrooms. Both are double bedrooms, one with a dormer window and built in storage, the other with a Velux and plenty of space to add additional storage if required.

Externally, the southerly facing rear garden is tiered to include a patio, raised lawn area and mature borders. There is handy gated access to Cromwell Road, providing a short cut to the local shops and amenities. There is side access to the front of the property and a store, which includes power and could be used to house a tumble dryer and further appliances/tools. The double garage also includes power and lighting; there is a personal door as well as an electric up and over door.

#### Additional Information

Energy Performance Rating: E

Council Tax Band: C

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & detached double garage

Utilities: Mains electricity, mains gas, mains water

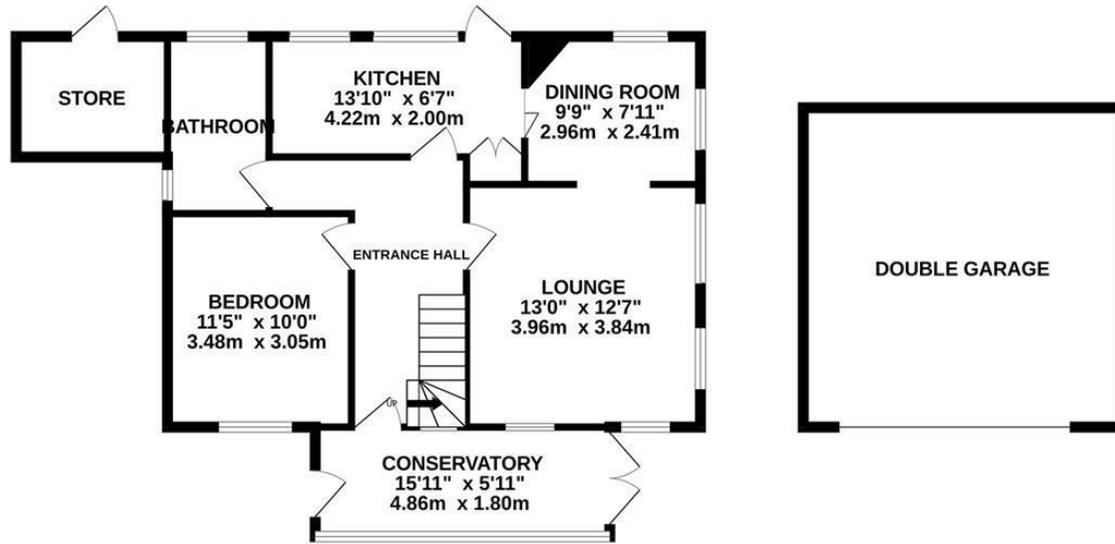
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

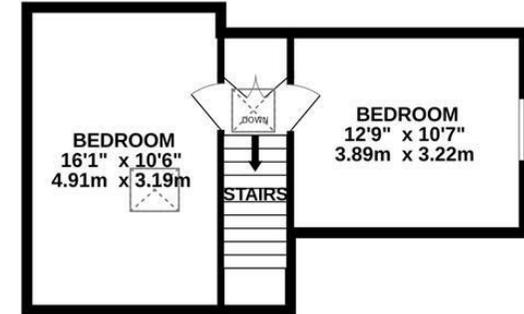
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1046 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 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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