

EDWARDS
ESTATE AGENTS



KILN WAY
VERWOOD, BH31 6GE



GUIDE PRICE £400,000

- THREE STOREY TOWNHOUSE
- KITCHEN/BREAKFAST ROOM
- BALCONY
- LOUNGE/DINING ROOM
- 4 BEDROOMS
- EN-SUITE
- PRIVATE ENCLOSED REAR GARDEN
- INTEGRAL GARAGE
- OFF ROAD PARKING
- SHORT STROLL FROM POTTERNE PARK

Upon arrival, you will find a tarmac driveway that accommodates parking for two vehicles, leading to a garage equipped with power, light, and plumbing for a washing machine. The welcoming inner hallway features a convenient downstairs cloakroom.

The ground floor boasts a versatile family room or third bedroom, complete with built-in wardrobes and an extended en-suite shower room. French doors open onto a lovely patio area, seamlessly connecting indoor and outdoor living.

On the first floor, the spacious lounge/dining room is bathed in natural light, thanks to two sets of windows and a delightful Juliet balcony. The kitchen/breakfast room, located at the rear, is fitted with beach-fronted units and modern appliances, providing ample space for dining. French doors lead to a charming balcony, perfect for enjoying morning coffee or evening relaxation.

The second floor features three well-proportioned bedrooms, including two generous doubles



with fitted wardrobes. The master bedroom benefits from a private en-suite shower room, while the remaining bedrooms share a family bathroom, ensuring convenience for all. The private enclosed rear garden is a true highlight, featuring a spacious patio area and a raised lawn surrounded by mature hedges and secure fencing, creating a tranquil outdoor retreat.

Located just a short stroll from Potterne Park Nature Reserve, this property offers a wonderful opportunity to enjoy both the comforts of home and the beauty of nearby walks. This townhouse is a must-see for those seeking a well-maintained and versatile family home.

Additional Information

Energy Performance Rating: C

Council Tax Band: D

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 & integral garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



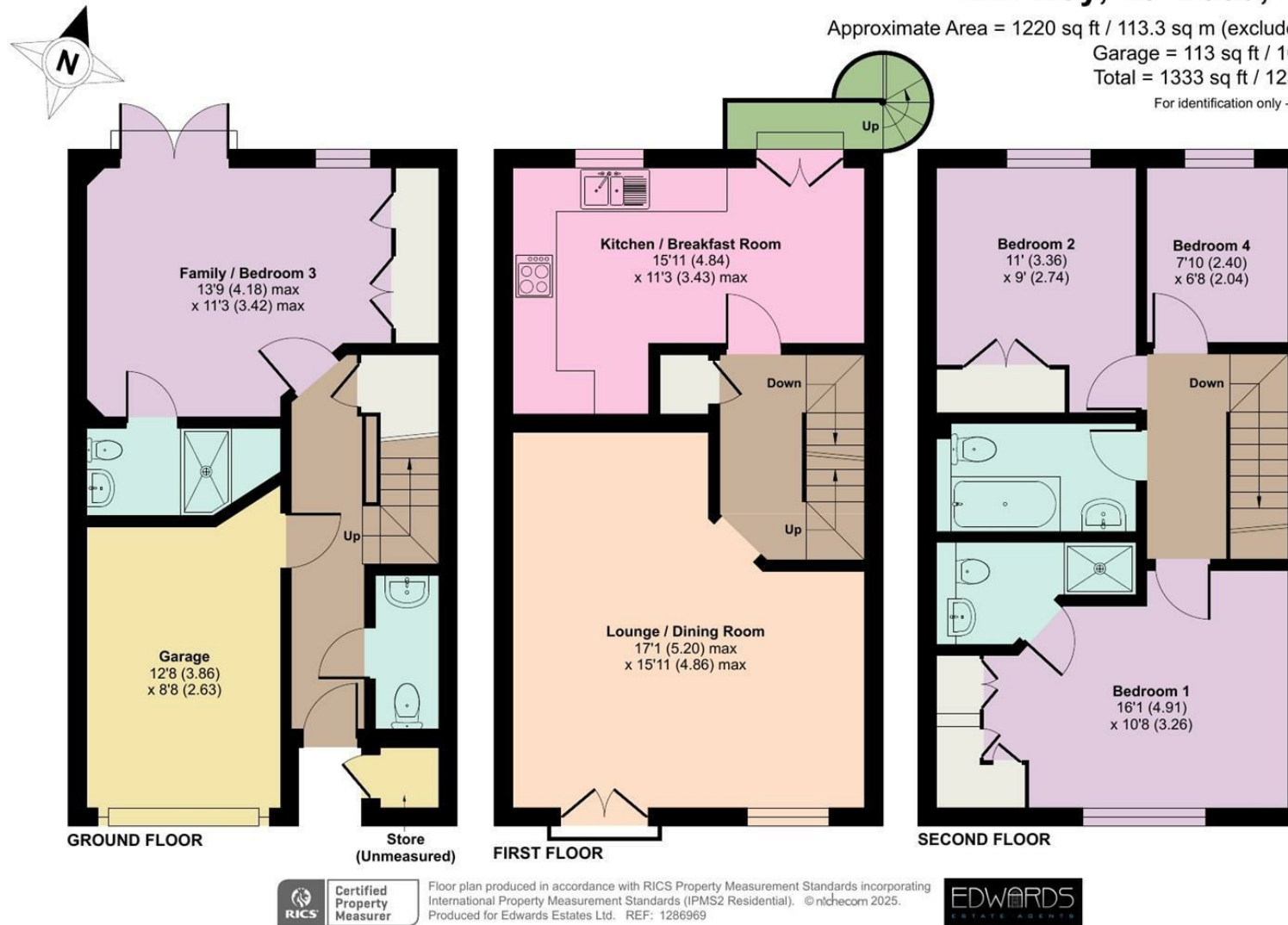
Kiln Way, Verwood, BH31

Approximate Area = 1220 sq ft / 113.3 sq m (excludes store)

Garage = 113 sq ft / 10.4 sq m

Total = 1333 sq ft / 123.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2025. Produced for Edwards Estates Ltd. REF: 1286969



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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595