GREYS

ESTATE AGENTS

37 Frenchs Farm Road, Upton, Poole, Dorset, BH16 5RT

Asking Price £395,000

- Three Bedrooms
- Beautifully Presented
- Wrap Around Garden
- Parking
- Utility/Boot Room
- Detached Family Home
- Gas Central Heating
- Single Garage/Home Office
- Popular, Quite Location
- Downstairs Toilet

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We are delighted to offer for sale this stunning detached property, situated within the ever popular 'Frenchs Farm' development in Upton.

3 1 1 C

Council Tax Band: D

Frenchs Farm Road

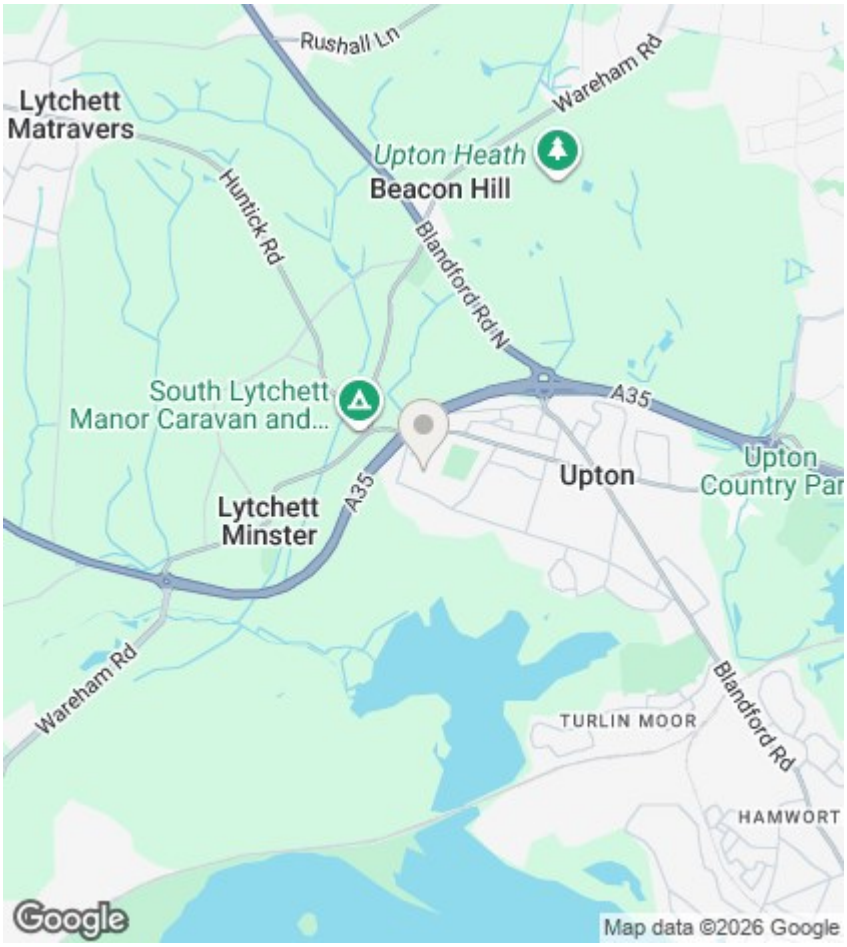
This beautifully presented three bedroom family home offers stylish, well proportioned accommodation throughout and is ready for immediate occupation. Lovingly maintained and thoughtfully upgraded by the current owners, the property has been finished to a high standard, with contemporary fixtures and fittings creating a modern and inviting home. Situated in the highly sought-after residential area of Upton, Poole, this impressive property is sure to appeal to a wide range of buyers.

The accommodation is centred around a superb open plan kitchen, dining and living area, creating a bright and versatile space ideal for modern family living and entertaining. The recently refitted contemporary kitchen flows seamlessly into the dining and living areas, with direct access to the low maintenance wrap around garden. A useful utility/boot room extension leads from the kitchen, providing additional storage and laundry space, along with practical access to the garden. A convenient ground floor toilet completes the accommodation. Upstairs, there are three well proportioned bedrooms, all served by a modern family bathroom.

Externally, the property benefits from a detached garage, which has been partially converted to create a fantastic home office or kids playroom. There is an allocated off road parking space situated to the rear of the property alongside the garage.

Occupying a quiet and secluded position just off Frenchs Farm Road, the property is approached via a pedestrian pathway leading to the front entrance, with additional access available through the rear garden gate or via the garage. Beyond the pathway lies an attractive area of communal green space, enhancing the peaceful setting and providing an appealing outlook for residents.

Our vendors have found a property they'd like to buy so we welcome viewings at your earliest convenience. To arrange, or for more information, please contact our Upton office.



Agents Note

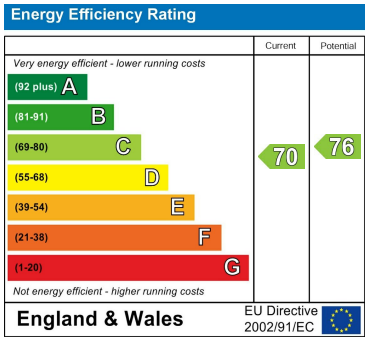
Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order.
The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

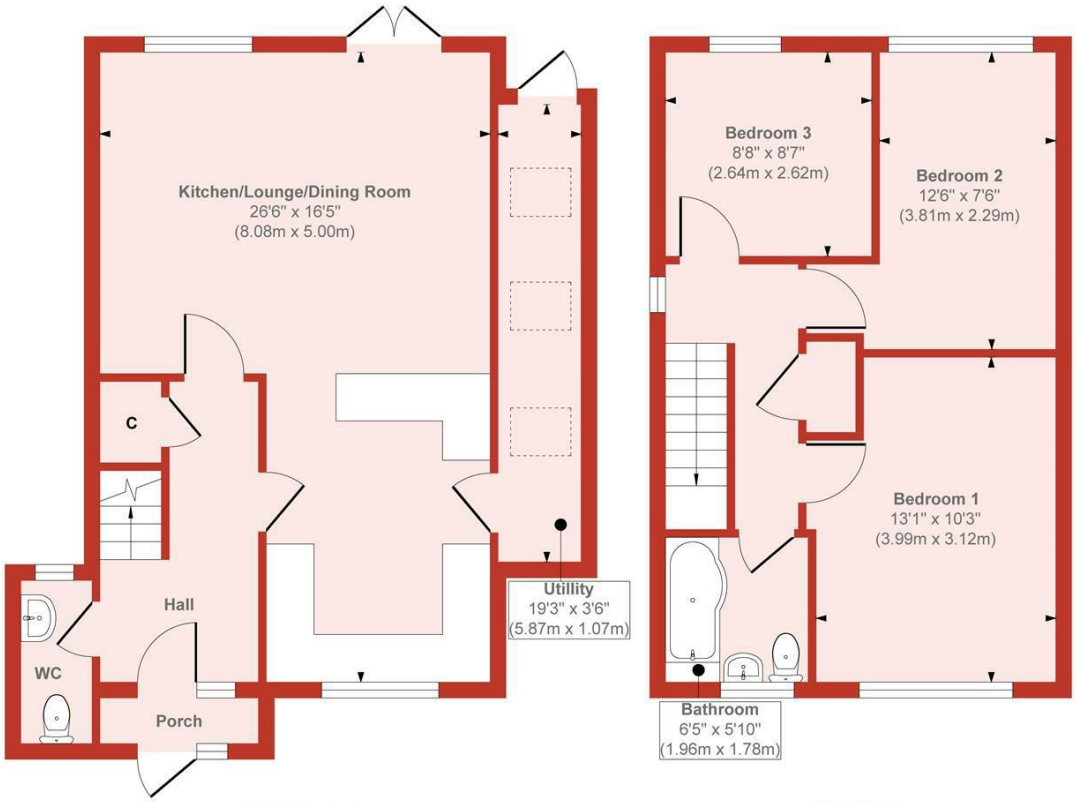
Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

C





Ground Floor
Approximate Floor Area
548 sq. ft
(50.91 sq. m)

First Floor
Approximate Floor Area
435 sq. ft
(40.41 sq. m)

Approx. Gross Internal Floor Area 983 sq. ft / 91.32 sq. m

Produced by Elements Property

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