



60 Sandy Lane, Upton, Poole, BH16 5LX

**Asking Price £485,000**

- Four Bedrooms
- Self Contained Annexe/Lodge
- Garage & Drive
- Lovely Rear Garden
- Well Presented
- Detached Family Home
- Gas Central Heating
- Popular Location
- Deceptively Spacious
- Versatile Accommodation

# 60 Sandy Lane, Poole BH16 5LX

Sandy Lane! We are pleased to offer for sale this well presented extended detached chalet bungalow with a beautiful self contained annexe situated in a sought after location in Upton.



Council Tax Band: E



## Sandy Lane

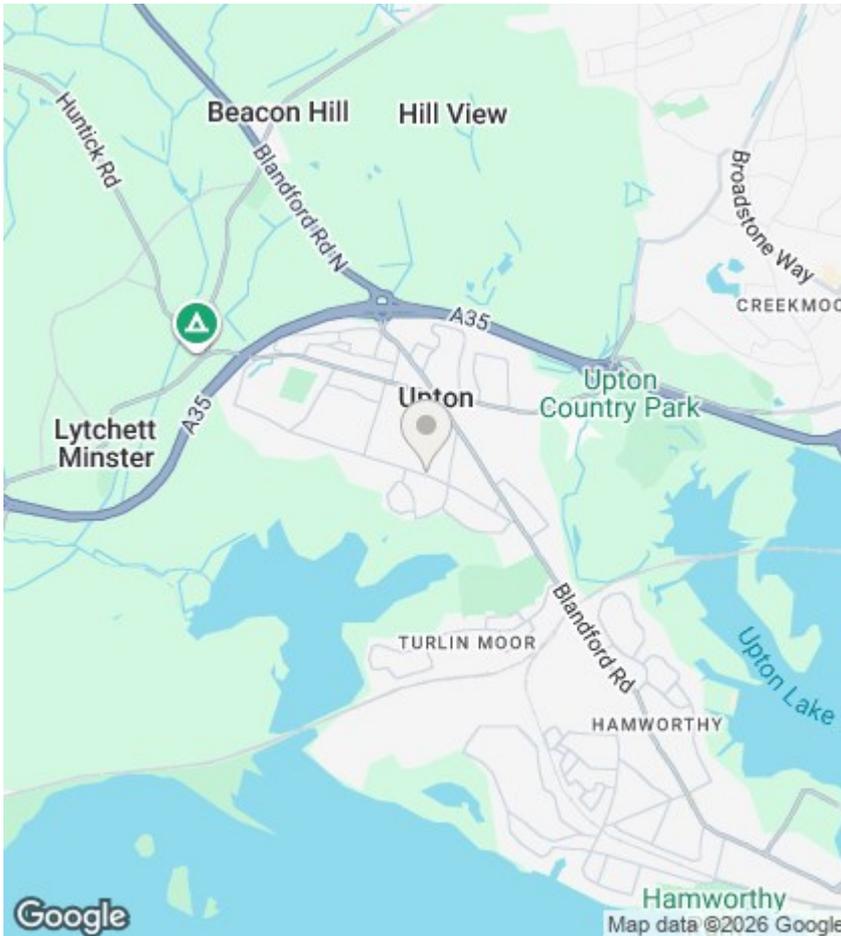
An extended four bedroom chalet bungalow, further complemented by a beautiful self contained lodge style annexe positioned towards the rear of the garden, offering versatile living and ideal accommodation for a dependent relative or guest.

The main property provides well balanced accommodation throughout. On the ground floor there is a welcoming lounge, separate dining room, kitchen and a bright conservatory overlooking the garden. There are also three bedrooms and a shower room on this level. The first floor has a double bedroom with the benefit of its own en-suite.

A particular feature of the property is the attractive self contained annexe, built only a few years ago, which offers excellent independent living space. It comprises a double bedroom, a lovely open plan living room and kitchen area, and a shower room.

Outside, the property enjoys a generously sized garden, mainly laid to lawn with patio areas ideal for relaxing and entertaining, along with a summer house. Side access from the driveway runs alongside the property and leads to the garage.

Situated in the popular area of Upton, near Poole, the property offers a fantastic opportunity for families seeking flexible living accommodation, especially those looking to accommodate a dependent relative while maintaining privacy. To arrange a viewing, 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:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

