



19 Verity Crescent, Canford Heath, Poole, BH17 8TP

Asking Price **£499,950**

- Five Bedrooms
- Three Bathrooms
- Secluded Rear Garden
- Well Presented
- Ample Driveway
- Extended Detached Family Home
- Three Receptions
- Attached Annex
- Convenient Location
- Vendor Suited

19 Verity Crescent, Poole BH17 8TP

We are delighted to offer for sale this extended detached family home with annex potential situated in a very sought after location, just a short distance to the local amenities, bus routes and schools.



Council Tax Band: D



VERITY CRESCENT

We are delighted to offer for sale this extended detached family home with annex potential situated in a very sought after location, just a short distance to the local amenities, bus routes and favoured schools. The accommodation comprises five bedrooms with en-suite to master, three receptions, kitchen/breakfast room, utility room, two bathrooms and separate wc. The spacious property further boast a secluded rear garden with summerhouse, UPVC double glazing (installed May 2022), gas central heating and ample driveway. With our vendor suited, we encourage internal viewings at your earliest convenience. To arrange or for further information, please call our Upton office.

KITCHEN/BREAKFAST ROOM

15'7" x 10'6"

DINING ROOM

17'6" x 11'5"

LOUNGE

17'6" x 11'11"

UTILITY ROOM

12'8" x 5'11"

ANNEX BATHROOM

9'2" x 8'1"

ANNEX LOUNGE

12'9" x 9'2"

ANNEX BEDROOM

11'6" x 9'2"

BEDROOM ONE

15'5" x 9'10"

EN-SUITE

9'10" x 4'1"

BEDROOM TWO

11'6" x 9'11"

BEDROOM THREE

8'8" x 8'3"

BEDROOM FOUR

8'7" x 7'2"

BATHROOM

5'11" x 5'8"

SEPARATE WC

5'8" x 2'8"



Directions

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

