

**ATHERTONS**  
ESTATE & LETTING AGENTS

EST. 1985

**391 Wallisdown Road, Wallisdown**

Poole

Guide Price **£425,000**

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## 391 Wallisdown Road

Wallisdown, Poole

A charming and well-loved family home in a sought-after location near Bournemouth University, local shops, a convenient bus route, and the scenic Talbot Heath Nature Reserve.

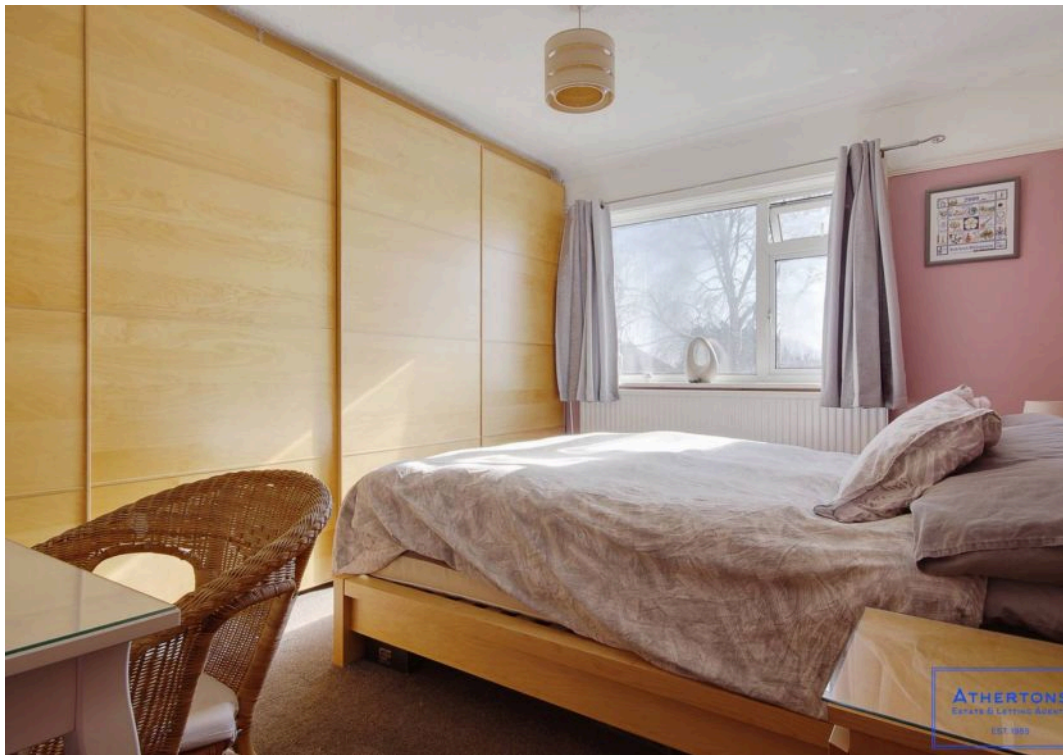
The property features an inviting entrance hallway, a well-equipped kitchen, a comfortable lounge, a bright conservatory, a dedicated dining room, and a convenient downstairs cloakroom. Upstairs, you'll find three generously sized bedrooms and a modern family shower room.

Outside, the south-facing rear garden provides a fantastic space to soak up the sun, along with a brick-built utility room and two spacious wooden garden rooms.

Additional benefits include central heating, double glazing, ample off-road parking, and the reassurance that the sellers have already secured their onward purchase.

Council Tax band: D

Tenure: Freehold





GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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## Athertons Estate Agents

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