



## *The Grove*

25 Forest Road, Poole, BH13 6DQ

£830,000



EST. 1977

KEYDRUMMOND

ESTATE AGENTS



# The Grove

25 Forest Road, Poole, BH13 6DQ

**\*\*IMMACULATEDLY PRESENTED THROUGHOUT\*\*** A STUNNING FIVE BEDROOM TOWNHOUSE situated in Branksome Park. The property boasts spacious accommodation throughout, TWO PARKING SPACES and a private rear garden.

- PRIVATE GATED DEVELOPMENT
- FIVE LARGE BEDROOMS
- TWO PARKING SPACES
- IDEAL LOCK UP AND LEAVE
- 0.5 MILES FROM BRANKSOME CHINE
- FINISHED TO A HIGH STANDARD
- CONSTRUCTED ONLY 8 YEARS AGO (REMAINDER OF 10 YEAR WARRANTY)
- BUILT BY WELL REGARDED LOCAL BUILDERS - COLMAR
- NO FORWARD CHAIN
- SMALL DEVELOPMENT OF ONLY THREE PROPERTIES

Local Authority , Tax Band G, Tenure: Freehold



## *Branksome Park*

The property is located in Branksome Park, which covers some 600 acres of tree-lined avenues and roads, regarded as one of the area's premier residential districts and conveniently situated close to award winning blue flag, sandy beaches at Branksome Chine and the world famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants. Set approximately midway between the town centres of Poole and Bournemouth, both offering superb shopping, recreational and entertainment facilities. Transport communications are excellent as the main line railway station at Bournemouth provides services to Southampton and London Waterloo. The start of the Wessex way (A338), is located approximately 2 miles away and offers access to the M27 motorway with London being 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and Mainland Europe

## *Property Comprises*







The Grove is a well presented, gated development situated on Forest Road in the heart of Branksome Park.

The well planned accommodation is arranged over three floors and extends to just over 1,800 square feet comprising five bedrooms, three bathrooms, a W/C and two receptions including an impressive kitchen / diner with a bay window. The contemporary kitchen includes a full range of fitted appliances as well as stone tops and a separate utility room. The formal sitting room is located at the rear of the property and benefits from French doors connecting to the sunny garden with a level lawn, a private sun terrace perfect for entertaining and a shed. The décor is beautifully presented and the accommodation is bright and spacious throughout. All the bedrooms are of good size with the main bedroom benefiting from its own en-suite and fitted wardrobes.

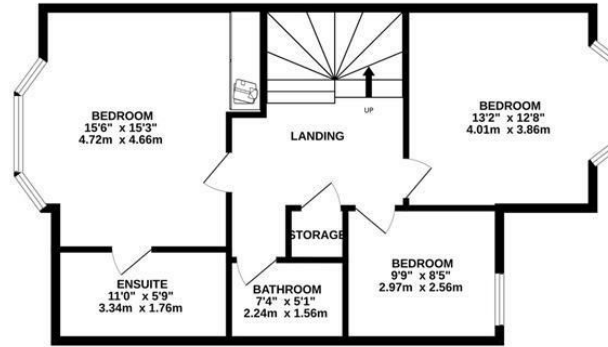
Externally, the property is set behind double electric gates and the house comes with two parking spaces plus additional visitors spaces.



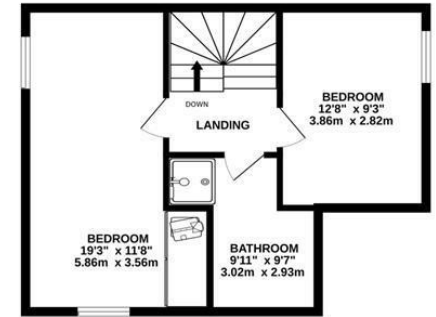
GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



2ND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	89
(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	



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