



£1,995,000

3 Western Avenue, Branksome Park, Poole, BH13 7AL



3

Western Avenue, Branksome Park, Poole, BH13 7AL

A four bedroom, detached family home situated in one of Branksome Park's premier roads. The property is set in grounds in excess of an acre and boasts in approximately 3000 sq.ft of accommodation.

- FOUR DOUBLE BEDROOMS
- IDEAL FAMILY HOME
- SPACIOUS ACCOMMODATION SET ACROSS TWO FLOORS
- SET IN EXCESS OF ONE ACRE OF GROUNDS
- DOUBLE GARAGE AND AMPLE PARKING
- WELL PRESENTED THROUGHOUT

Local Authority bcp, Tax Band G, Tenure: Freehold



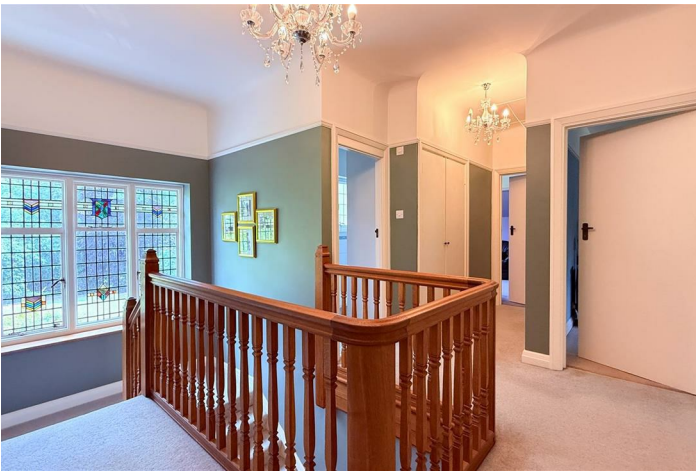
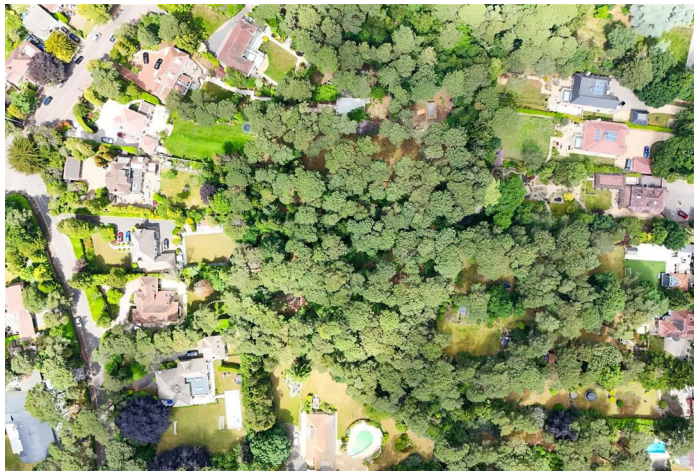
Branksome Park

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

This spacious and secluded family home is situated in one of Branksome Parks most prestigious avenues. The property is





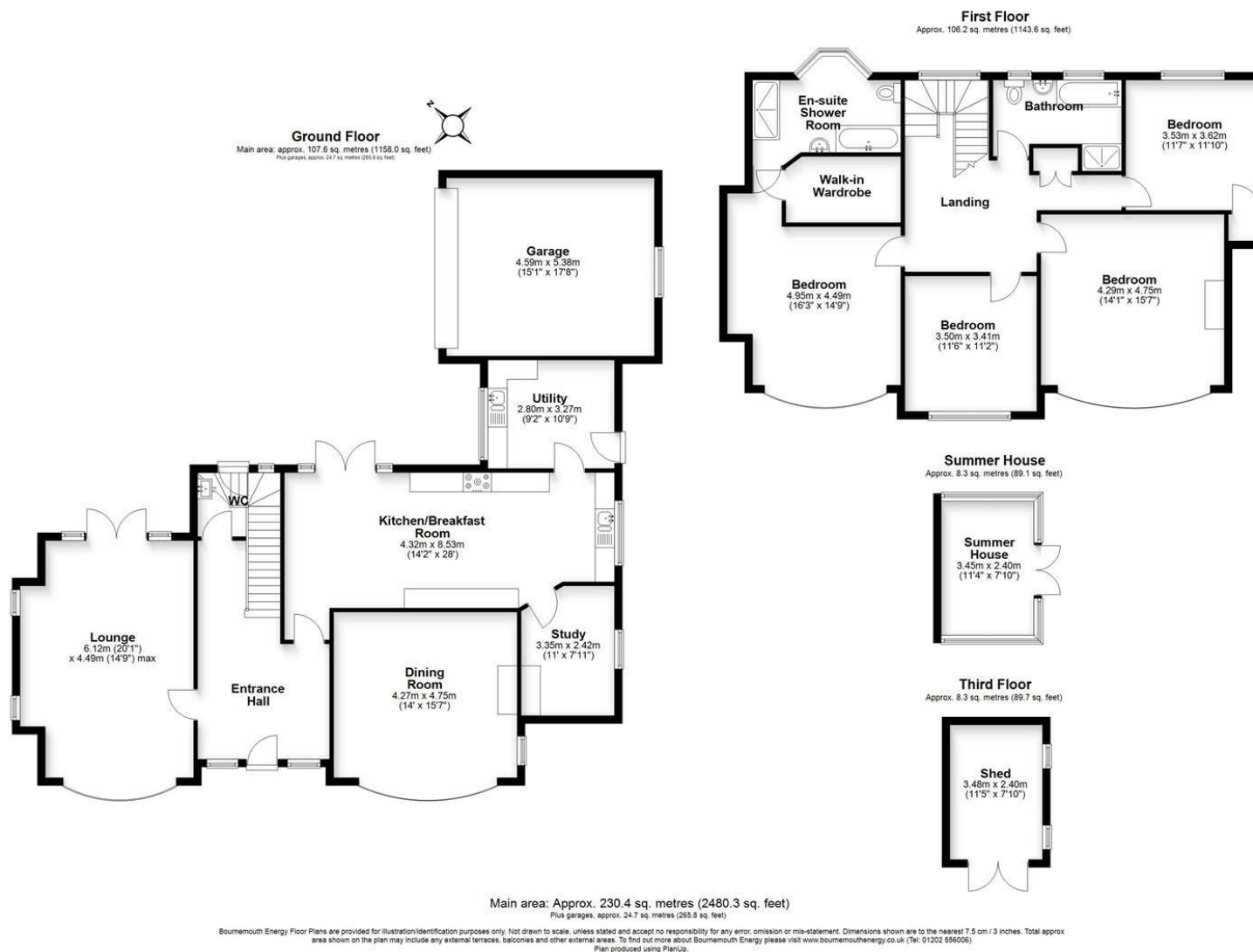


presented over two floors and offers large, versatile accommodation throughout. The ground floor accommodation offers two spacious reception rooms, a kitchen/dining room with access out onto the garden. Additionally, there is a W/C, study and a utility with its own side access.

The first floor includes four bedrooms, one of which could be used as a dressing room or office, family bathroom and ample storage throughout. The master bedroom benefits from a walk-in wardrobe and a full en-suite.

Externally the property boasts a double garage, a large driveway for multiple vehicles and electric gates. The garden is a particular feature of this home, with over an acre of grounds set up as woodland, flat garden and social entertaining spaces, it makes this the ideal family home.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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	

