



29 Cerne Abbas The Avenue, Poole BH13 6HF  
£725,000 Freehold









**\*\* THE PERFECT LOCK UP AND LEAVE \*\*** Three bedroom property in a **PRESTIGIOUS DEVELOPMENT** in the heart of Branksome Park, just **MOMENTS FROM THE BEACH**. The property is **IMMACULATELY PRESENTED** throughout with good sized reception rooms and two bathrooms. Outside, there is **LARGE SUN TERRACE**, and **GARAGE**.

- WALKING DISTANCE TO BEACH
- WEST FACING TERRACE
- EN-SUITE TO MASTER
- PRESTIGIOUS DEVELOPMENT
- IMMACULATE THROUGHOUT
- DOUBLE GARAGE

### Property Comprises

Three bedroom end of terrace in a prestigious development of Neo-Georgian style properties in a peaceful location in the heart of Branksome Park. The property is immaculately presented throughout, and offers generous space and an abundance of natural light.

The kitchen is immaculately presented with a modern kitchen finished to a high specification with integral appliances and generous dining area. There is a spacious living room which occupies the entire width of the house and boasts impressive high ceilings and floor to ceiling windows. The generous and private, west facing sun terrace is accessed from the living room, and allows access on to the communal lawn.

Upstairs, there are three double bedrooms, including a generous master suite with a large dressing area, ample wardrobe space and exceptional en-suite. Furthermore, there is a large family bathroom.

Outside, there is a substantial double garage located beneath the property and a driveway for parking of additional cars.

### 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, bistro 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 European.



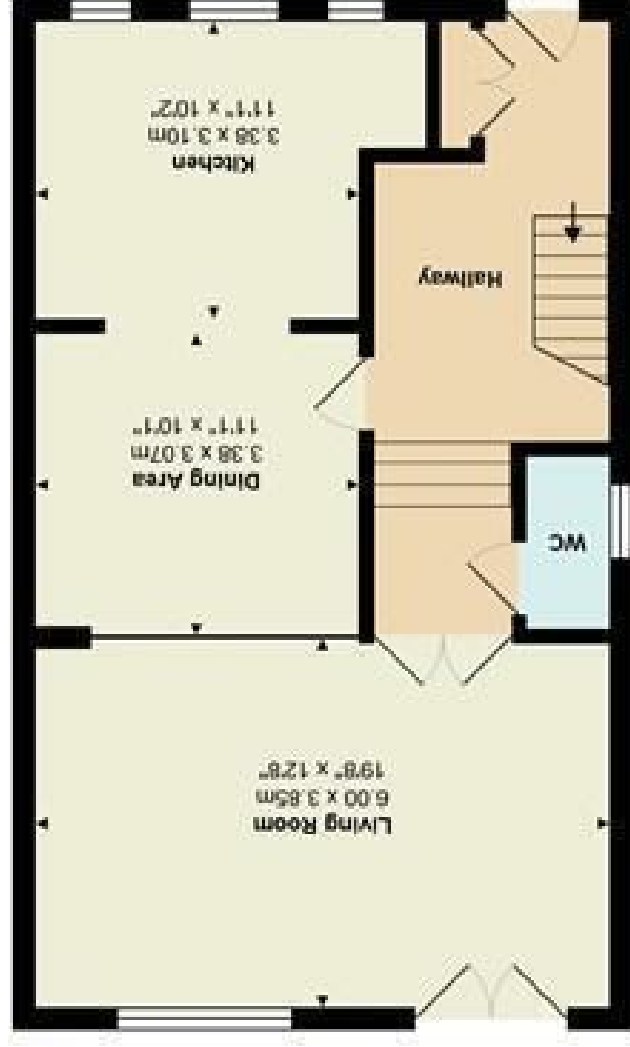


Key Drummond

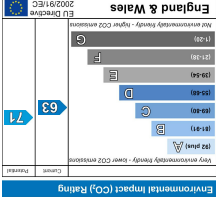
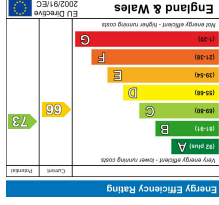
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Total Area: 161.3 m<sup>2</sup> ... 1736 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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