



WESTERN ROAD, POOLE, BH13

£710,000 FREEHOLD

A contemporary three bedroom house set in an enviable position in the heart of Branksome Park. The beach is a short walk away as are the popular shops bars and restaurants in Westbourne. The property offers bright modern accommodation throughout with a good size garden, superb off road parking and a garden room.

Semi detached house | Three bedrooms | Two reception rooms |
Contemporary kitchen | Two bespoke bathrooms | Garden room with full
power, water and mains drains | Off road parking for three cars | Good
size garden

Westbourne | 01202 767633 |

Winkworth



LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance, both offering a variety of independent shops, restaurants, bars and coffee shops. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

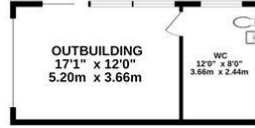
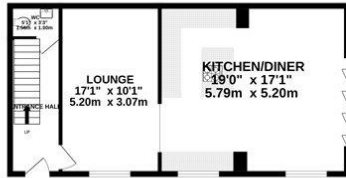
The house is approached via a resin driveway where there is parking for several cars. Double gates give access into the rear garden where there is further secure parking if required on the same resin surface ahead of the lawned garden which offers a high degree of seclusion with mature shrubs and trees.

The front door leads into the entrance hall which offers understairs storage, a down stairs WC and access to the principal rooms. The lounge is a good size with views from large windows to the front aspect. The kitchen diner is a particular feature of the property benefiting from dual aspect windows and bi-fold doors which open onto the rear garden. There is ample space for a large dining table and the kitchen is fitted with a range of base and eye level work units with integrated Neff appliances (to include a coffee machine) and a large kitchen island.

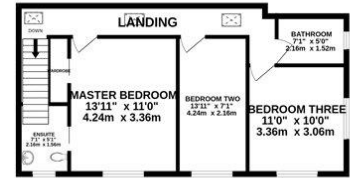
Upstairs there are three bedrooms, all of which can accommodate a double bed. The master bedroom has the added benefit of fitted wardrobes and a contemporary ensuite shower room. The family bathroom comprises of a suite to include a WC, wash hand basin and bath.

The garden room is currently arranged as a gym although it is a very versatile space. One side is fitted with four double glazed sliding doors which look out over the garden and the rear section has running water and drainage and has a WC in place and could be converted to a full bathroom. Included in the sale are a fitted projector with pull down screen.

GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

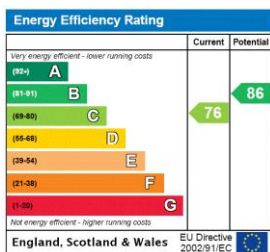
COUNCIL TAX BAND: F

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Semi detached house
- Three bedrooms
- Two reception rooms
- Contemporary kitchen
- Two bespoke bathrooms
- Garden room with full power, water and mains drains
- Off road parking for three cars
- Good size garden



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