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**3 GARDENS ROAD**  
Lilliput • Poole • Dorset

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**3 Gardens Road, Lilliput, Poole  
Dorset BH14 8JF**

**Price Guide £3,495,000**

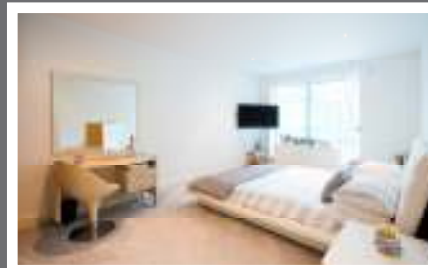
Lloyds Property Group are delighted to offer for sale this private and spacious residence set in a quiet cul-de-sac location, offering direct water access and breathtaking harbour views.

**Accommodation**

4 impressive double bedrooms • Immaculately presented throughout

Situated on the water's edge with direct water access

In excess of 3,600 sq ft of accommodation



## Welcome to 3 Gardens Road ...

Located moments from the Lilliput amenities which include an artisan bakery, coffee shop, hair dressers, trendy tapas bar and much more. The property is also situated within walking distance of the golden sandy beaches of Sandbanks and the famous Poole Harbour where a whole host of water activities can be enjoyed. Also close by is the prestigious Salterns Marina, ideal for any boating enthusiast.

Externally the property has contemporary electric gates which give access to a large drive way with ample parking for several vehicles. There is also side access straight down to the water's edge and to the rear a recently renewed outside terrace with stunning views of the marina and harbour.

Reflections has been elegantly designed using large expanses of glass, sky lights and double storey atriums allowing this property to be flooded with natural light throughout the day.

### Ground Floor

Dual aspect formal living room with sliding doors straight onto the water fronting terrace

Modern kitchen with an array of Gaggenau appliances and dining area, again with doors onto the water's edge

Large, practical utility room with integral door to the tandem length garage

Spacious hallway with polished stone tiles • Study • WC

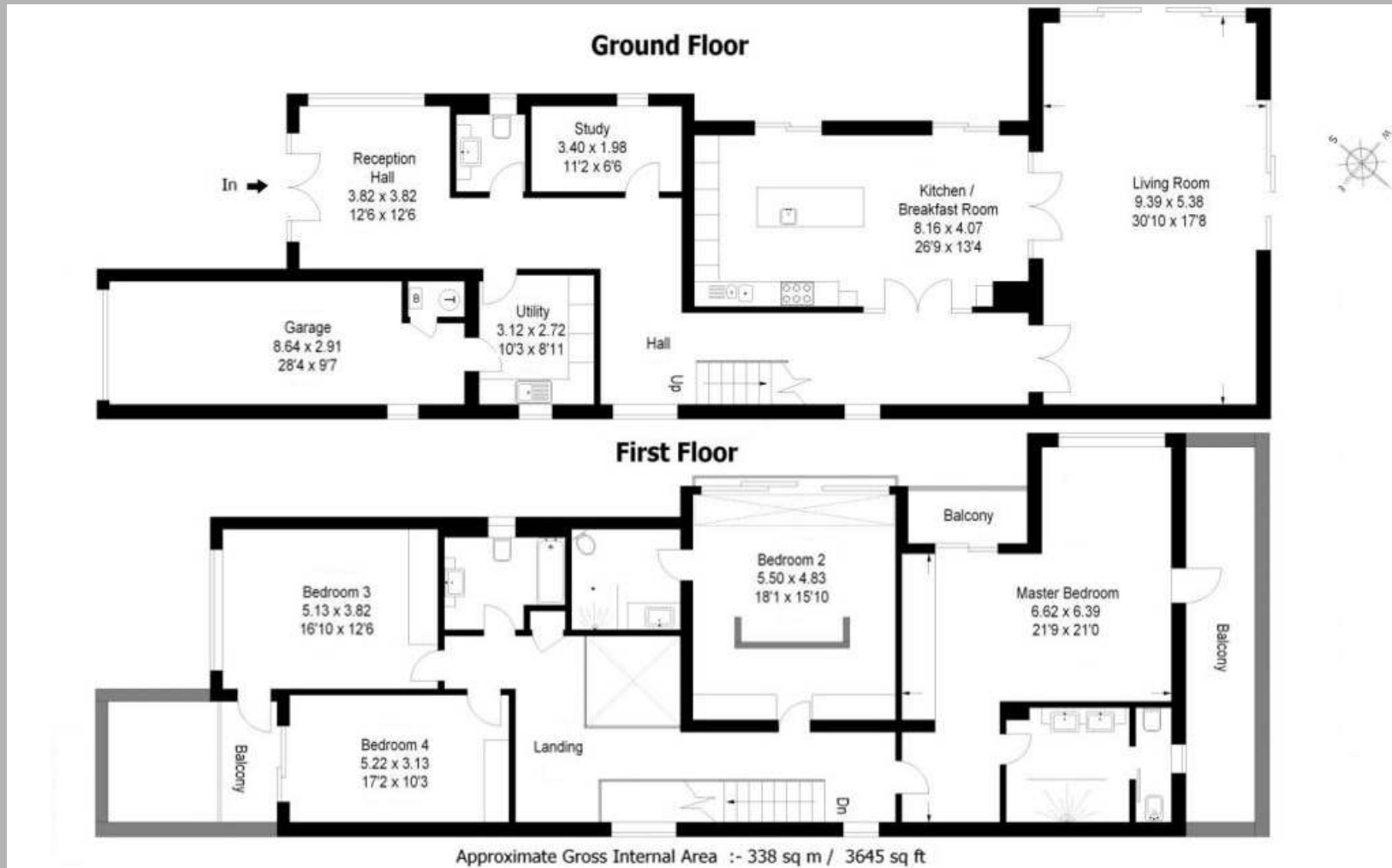
### First Floor

Master bedroom with panoramic harbour views, sleek en-suite bathroom, ample fitted wardrobes and two sunny aspect balconies

Bedroom two again with panoramic harbour views, built in wardrobes and a well-appointed en-suites

Two further generous double bedrooms, one with balcony space • Family bathroom





Viewing: Strictly by prior appointment through sole selling agents Lloyds  
**VIEWING 7 DAYS A WEEK. Ref: 3076**



**Important Notice**

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