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‘BRAMSDENE’
9 Brudenell Avenue • Canford Cliffs • Poole • Dorset

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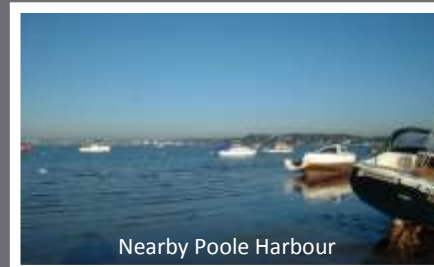


'Bramsdene'
9 Brudenell Avenue, Canford Cliffs
Poole, Dorset BH13 7NW

Price Guide £1,595,000

Lloyds Property Group are delighted to offer for sale 'Bramsdene', a lovely detached four bedroom, three bathroom residence located approximately 250 metres from the active and glistening shores of Poole Harbour and situated adjacent to Luscombe Valley Nature Reserve.

The world famous Sandbanks Peninsula is a short distance away where beautiful award winning safe and sandy beaches can be found. There are also numerous yacht clubs and marinas, all within easy reach.



Nearby Poole Harbour

Welcome to 9 Brudenell Avenue ...

Lilliput Square and Canford Cliffs Village are close by where there is a great selection of local shops, including banks, chemists, wine bars, delis, coffee shops and artisan bakeries.

Poole town centre is approximately 3 miles away and Bournemouth town centre is approximately 4½ miles away.

There are excellent communications via road, railway, Bournemouth airport and Poole ferry terminal. M27/M3 to Southampton, London and beyond. Trains from Poole and Bournemouth stations to London Waterloo (from 1 hour 47 minutes). Bournemouth International Airport approximately 10 miles away for domestic and international flights. By sea, Poole – Cherbourg is from 2 hours 15 minutes.

Features

Set behind electric gates • Beautiful mature landscaped gardens

Sun terrace overlooking garden • Smooth set ceilings throughout

Octagonal reception hall with feature oak staircase and balustrade

Integral double garage with electric doors • Stone fireplace with real fire in drawing room

Split level dining room/family room with gas fire

Fully fitted kitchen with granite work surfaces, integrated SMEG appliances to include two electric ovens, 5 burner gas hob and microwave. Integrated fridge/freezer and dishwasher, twin under-slung stainless steel sinks with waste disposal unit

Double glazed throughout • Gas fired central heating

Burglar alarm system • Fitted wardrobes to all bedrooms

All principal rooms overlook rear garden

Master bedroom with brand new luxuriously appointed en-suite bathroom

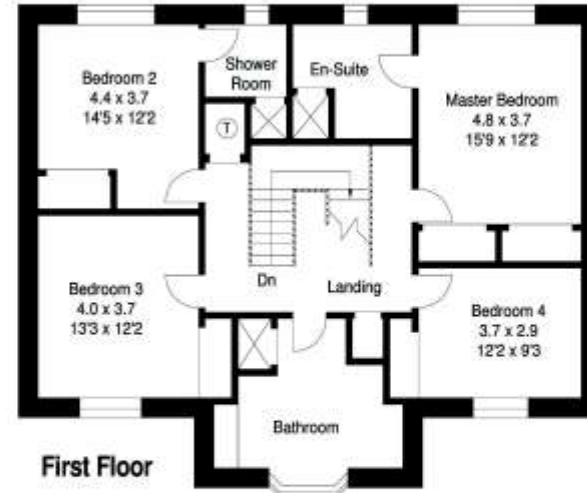
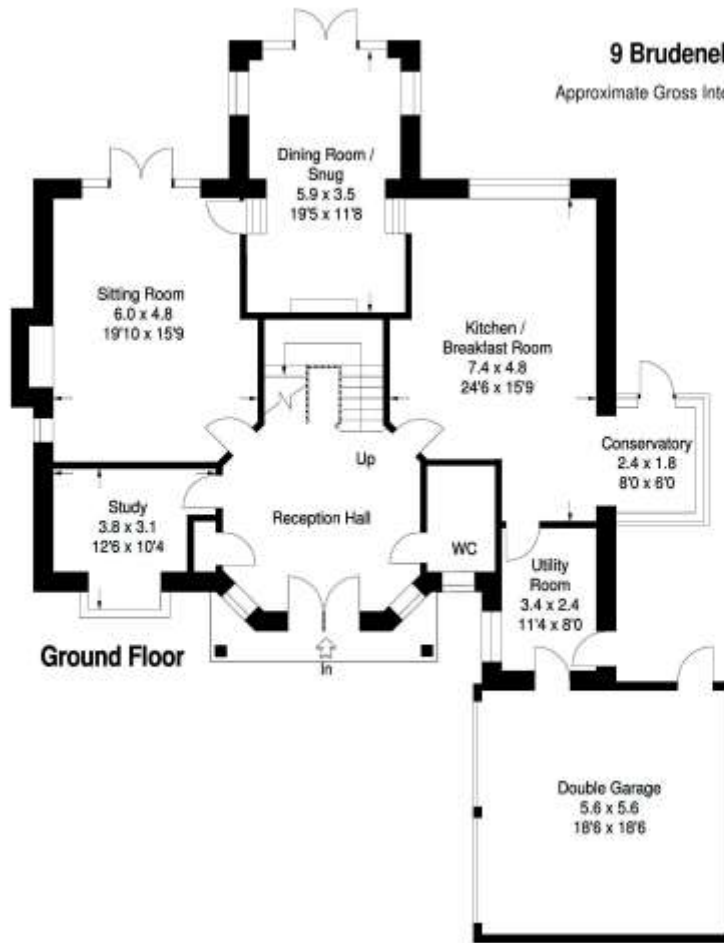
Bedroom two with brand new en-suite shower room

Brand new exceptionally sized family bathroom



9 Brudenell Avenue, Sandbanks, Poole

Approximate Gross Internal Area Including Garage :- 276 sq mt / 2970 sq ft



FLOOR PLANS SOUTHERN Ltd ©
01202 766844 Ref: S6205/KB

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

Viewing: Strictly by prior appointment through sole selling agents Lloyds
VIEWING 7 DAYS A WEEK. Ref: 3102

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