



The Grove 25 Forest Road, Poole BH13 6DQ
Asking Price £830,000 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

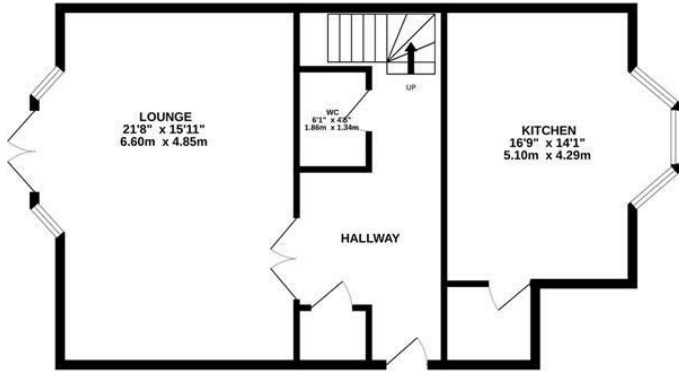
The Grove is a well presented, gated development situated on Forest Road in the heart of Branksome Park.

The well planned accommodation is arranged over three floors and extends to just over 1,800 square feet comprising five bedrooms, three bathrooms, a W/C and two receptions including an impressive kitchen / diner with a bay window. The contemporary kitchen includes a full range of fitted appliances as well as stone tops and a separate utility room. The formal sitting room is located at the rear of the property and benefits from French doors connecting to the sunny garden with a level lawn, a private sun terrace perfect for entertaining and a shed. The décor is beautifully presented and the accommodation is bright and spacious throughout. All the bedrooms are of good size with the main bedroom benefiting from its own en-suite and fitted wardrobes.

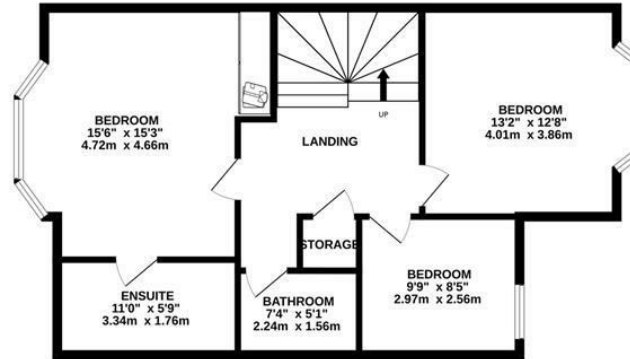
Externally, the property is set behind double electric gates and the house comes with two parking spaces plus additional visitors spaces.



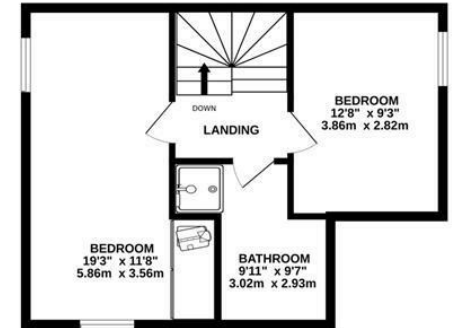
GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



2ND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1891 sq.ft. (175.7 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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Key Drummond

Tel: 01202 700771
canfordcliffs@keydrummond.com

www.keydrummond.com

All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

- Their accuracy is not guaranteed and neither Key Drummond Estate Agents, nor the vendors accept any liability in respect of their contents.
- They do not constitute an offer of contract for sale.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs		87	89	Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		