



34 Cerne Abbas The Avenue, Branksome Park, Poole BH13 6HF
Guide Price £695,000 Freehold





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. ****NO ONWARD CHAIN****

- WALKING DISTANCE TO BEACH
- WELL PRESENTED THROUGHOUT
- LARGE SUN TERRACE
- PETS ALLOWED
- PRIVATE DEVELOPMENT
- GARAGE & OFF ROAD PARKING
- NO ONWARD CHAIN

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.

Property Comprises

An attractive three bedroom property within a prestigious private development of Neo-Georgian style properties. Set 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 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 and raised galleried style dining area. The generous and private sun terrace is accessed from the living room, and leads on to the attractive and mature communal gardens.

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

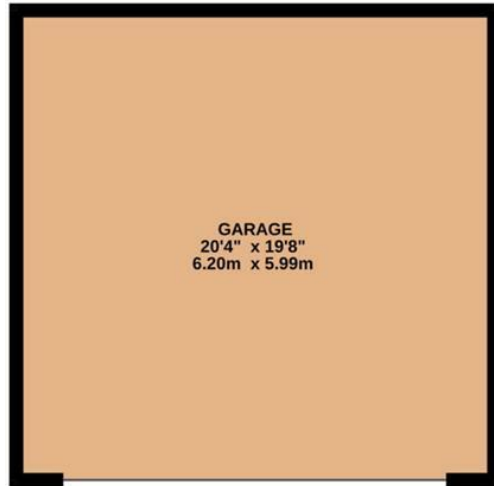
Outside, there is a substantial garage located beneath the property and a driveway for parking of additional cars.

Service Charge - £455 payable per quarter to include buildings insurance, estate lighting, estate water for communal grounds, upkeep of communal grounds and tree work, general estate repairs and some external decoration.

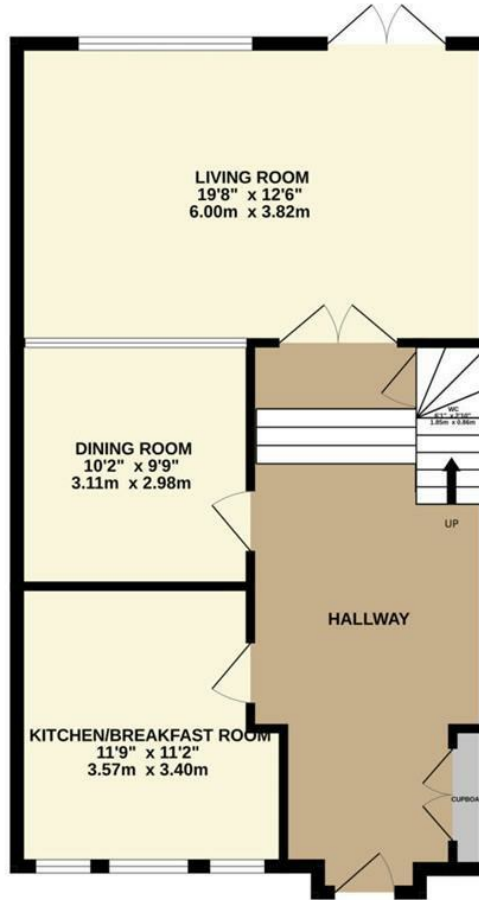




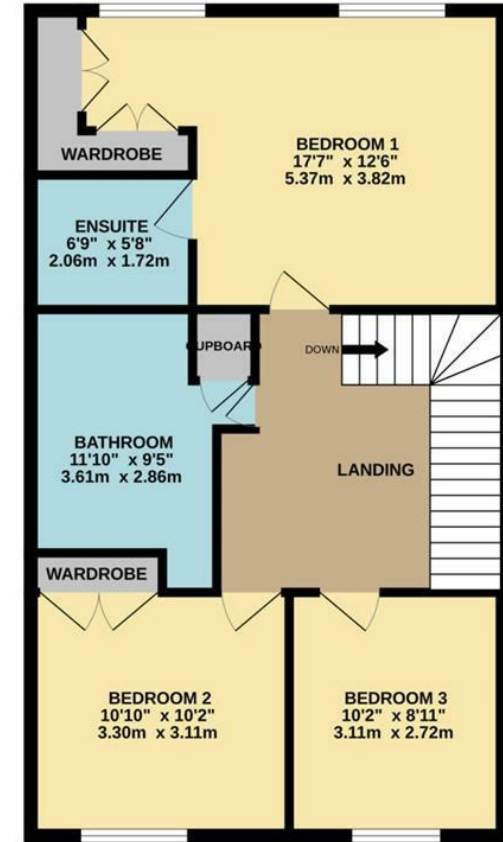
BASEMENT
393 sq.ft. (36.5 sq.m.) approx.



GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 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

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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.
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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	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(81-91) A				(81-91) A			
(69-80) B				(69-80) B			
(55-68) C				(55-68) C			
(39-54) D				(39-54) D			
(21-38) E				(21-38) E			
(1-20) F				(1-20) 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		