



34 Cerne Abbas The Avenue, Branksome Park, Poole BH13 6HF  
Guide Price £675,000 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, 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.



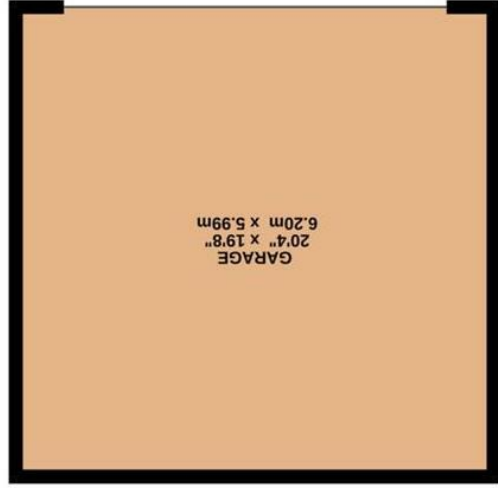
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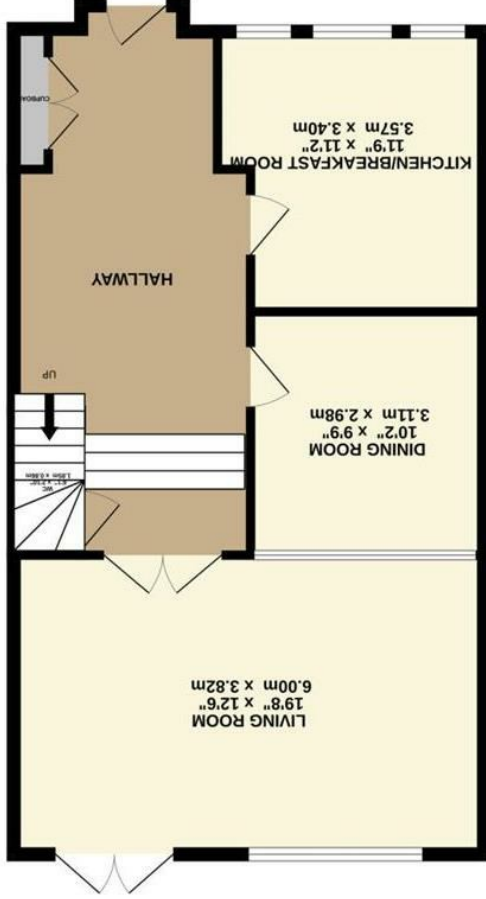
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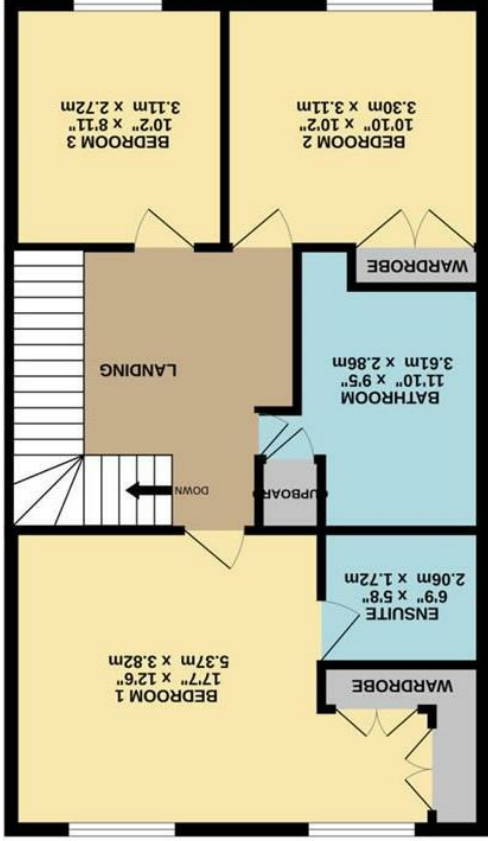
BASEMENT  
393 sq.ft. (36.5 sq.m.) approx.



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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All room dimensions given above are approximate measurements

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