



7 Branksea Avenue, Hamworthy, Poole, BH15 4DW

Asking Price **£699,950**

- Detached Family Home
- Large Rear Garden
- Garden Room
- Two Reception Rooms
- Premier Location
- Four/Five Bedrooms
- Ample Driveway
- Well Presented Throughout
- Downstairs Toilet
- Vendor Suited

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We are delighted to offer for sale this spacious & characterful family home situated within a short walk of Hamworthy Park & Beach on one of Hamworthy's premier roads.



Council Tax Band: E



Branksea Avenue

This home boasts accommodation that is both well presented and characterful throughout. As with most home's of its nature, the property is ideal for a range of dynamics however the real draw here is for that of a young family who value both generous room sizes and fantastic outdoor space.

On the ground floor there is a spacious entrance hallway, a dedicated study (currently being used as another bedroom), living room with bay window, downstairs toilet, second lounge area which is then open to the sizeable kitchen/dining room. Upstairs there are four good sized bedrooms and the family bathroom - it's worth noting that bedroom one does have a glimpse through to the water.

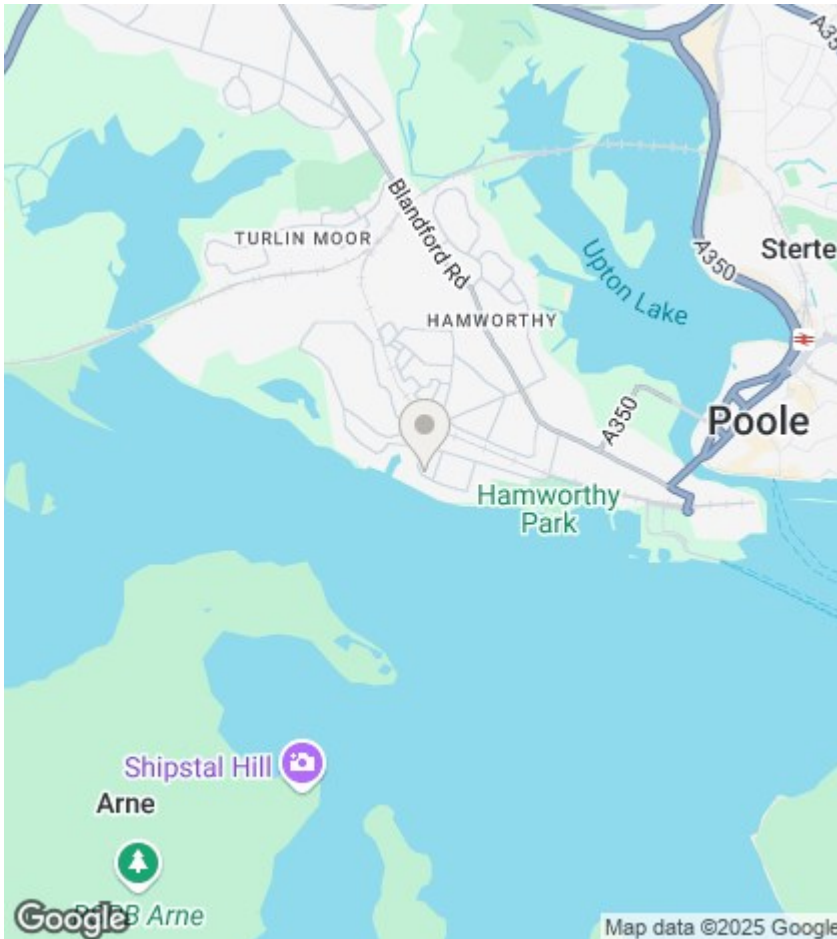
The garden is sizeable and majority laid to lawn for ease of maintenance with a patio area abutting the rear section of the property, all of which is enclosed by panel fencing. There is a large outbuilding which is currently split into an office space and gym area with a further store area to the front. Further benefits include a driveway big enough for three cars, UPVC double glazing, a front aspect balcony and gas central heating.

The property is in a prime location! Branksea Avenue is one of Hamworthy's most sought after roads with immediate access to the Park, Beach and Slipway - making the property ideal for those who enjoy water sports or simply desire easily accessible open space on their doorstep.

With our vendor suited, internal viewing is encouraged at your earliest convenience in order to appreciate the many benefits on offer. To arrange, or for more information, please call our Upton Branch!







Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Branksea Avenue, Hamworthy



Approx. Gross Internal Floor Area 1922 sq. ft / 178.59 sq. m (Including Outbuilding)

Produced by Elements Property