

# 18 Baillie Park

7-9 Forest Road  
Poole, Dorset  
BH13 6DQ





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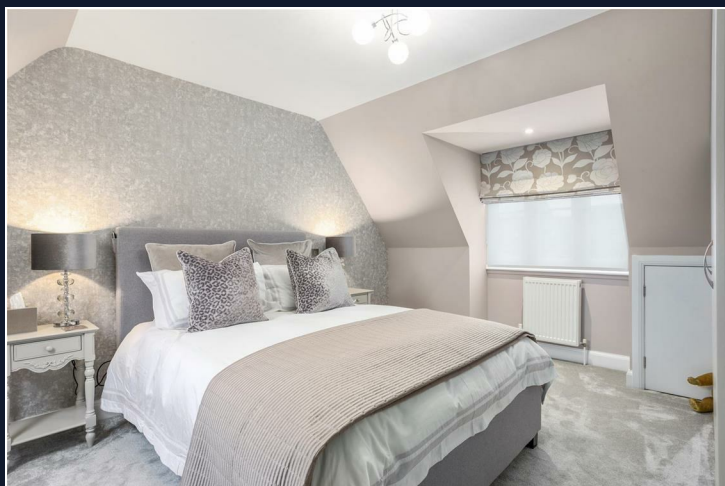
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Poole, Dorset  
BH13 6DQ

*Price guide £895,000*

Whether it's a lock up and leave or a main home you are looking for, this is a fantastic opportunity to acquire the most beautifully presented home in the popular and exclusive Baillie Park, a secure and gated development of luxury townhouses.

## *Summary of Accommodation*

- 3 double bedrooms with built in wardrobes
- 2 newly fitted bathrooms (one en-suite)
- Integral garage • Audio entry phone system
- Gated development • Semi detached property
- Less than a mile from golden sandy beach
- Immaculately presented throughout
- No forward chain







Baillie Park is a secure and gated development of luxury townhouses renowned for their stylish Edwardian architecture, elegant red brick facades, sash windows and leafy passageways.

Set in a perfect location betwixt the golden sandy Blue Flag beach at Branksome Chine and the independent shops, eateries, coffee shops and day to day amenities of Westbourne. Baillie Park was built in 2006 and comprises of a varied selection of townhouses of which number 18 is one of the larger ones with accommodation extending to 2,046 sq ft.

Of course, all the houses have parking but number 18 is one of only two that has the benefit of its own integral garage plus additional designated parking opposite the front door.

On the ground floor there is a well fitted home office, guest cloakroom and the stunning open plan kitchen/dining area which features a comprehensive range of units with stone tops as well as an array of high end integrated appliances. Leading from here and semi open plan, is the cosy day room which overlooks and opens to the pretty low maintenance enclosed courtyard garden.

On the first floor, there is a further and more formal living room and the super sized principal bedroom complete with built in wardrobes and a newly fitted stylish and contemporary en-suite bathroom.

The second floor is home to two further double bedrooms and the new and very tastefully fitted family bathroom.

The current owners have spared little expense in maintaining and upgrading the property during their ownership and now have a 'turn key' home any discerning buyer would be proud to own.



Approximate Area = 190.1 sq m / 2046 sq ft  
Including Limited Use Area (0.9 sq m / 10 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 316112

## Lloyds Property Group

PROPERTY NAME

18 Baillie Park

LOCATION

BH13 6DQ

TOTAL FLOOR AREA

2046.00 sq ft

COUNCIL TAX

Band G BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: [enquiries@lloydspropertygroup.com](mailto:enquiries@lloydspropertygroup.com)

Ref: 3663

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

*Illustration for identification purposes only, measurements are approximate, not to scale*