

44 Western Road

Branksome Park

Poole, Dorset

BH13 6EU



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Guide price £650,000

A unique 3 bedroom semi detached coach house situated within the heart of Branksome Park. The property is well presented throughout and boasts excellent accommodation with 2 private parking spaces and a south facing garden.

Summary of Accommodation

Open plan living • No onward chain

3 bedrooms • 2 bathrooms

Parking for 2 vehicles

Excellent transport links

South facing rear garden

Extremely well presented throughout

Walking distance to Canford Cliffs, Westbourne and Branksome beach





A beautifully presented three double bedroom coach house having been refurbished in recent years and within walking distance of Branksome Beach, Canford Cliffs and Westbourne.

The property has been finished to a high standard throughout creating a unique modern family living style.

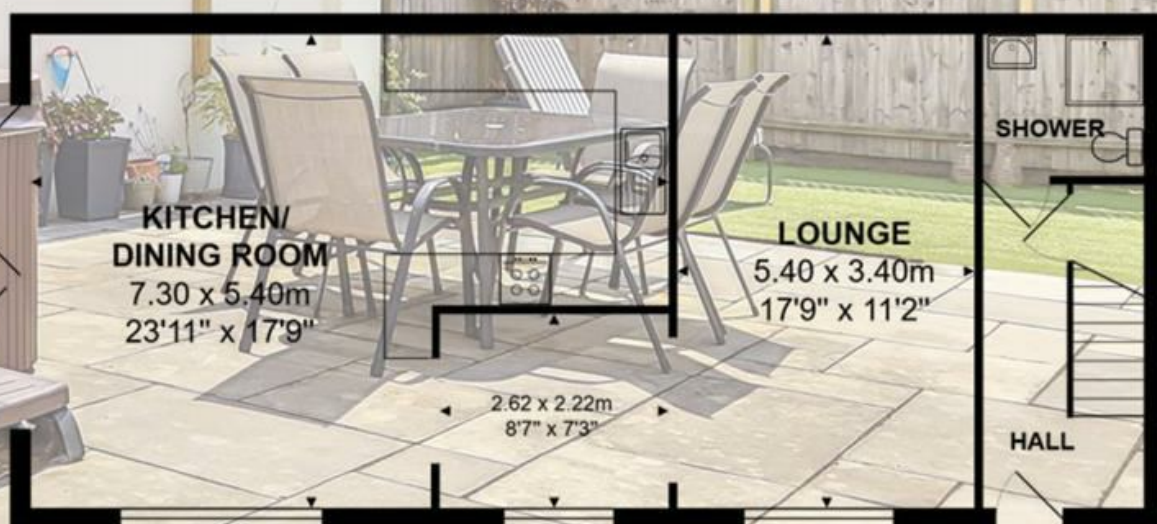
The accommodation comprises of a spacious entrance hall with LVT flooring throughout continuing through to the lounge, downstairs we, an open plan kitchen/family room - ideal for entertaining, and bifold doors leading onto the south facing rear garden.

The first floor boasts three double bedrooms and the family bathroom.

Externally the driveway provides ample off road parking for two vehicles and the secluded south facing rear garden is mainly laid to artificial grass and Indian sandstone slabs.



FIRST FLOOR



GROUND FLOOR

Total Area: 137.3 m² ... 1478 ft²

All measurements are approximate and for display purposes only

Lloyds Property Group

PROPERTY NAME

44 Western Road

LOCATION

BH13 6EU

TOTAL FLOOR AREA

1478.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3635

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