



17a, Sylvan Heights
Bingham Avenue, Poole, BH14 8ND
£1,695,000



17a, Sylvian Heights

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****IMMACULATELY PRESENTED FAMILY HOME**** A FOUR BEDROOM DETACHED property situated in one of the area's MOST SOUGHT AFTER ROADS. This home benefits from WELL LANDSCAPED GARDENS, DOUBLE GARAGE and WELL DESIGNED LIVING SPACES.

- WELL LANDSCAPED GARDENS
- DOUBLE GARAGE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING AREA
- SHORT WALK TO POOLE HARBOUR
- IMMACULATELY PRESENTED THROUGHOUT

Local Authority , Tax Band H, Tenure: Freehold



Evening Hill

The property is located in Bingham Avenue, Evening Hill, which is widely regarded as one of the areas most sought after roads within a conservation area that lies within Canford Cliffs and Lilliput. Conveniently located, the local area offers a variety of stylish boutiques, cafes, bars and restaurants with the school catchments of Lilliput First and Baden Powell Schools.

Evening Hill, located on the shores of Poole Harbour, offers the very best views over Poole Harbour, Brownsea Island and The Purbeck Hills beyond. Access to the area is well served by all modes of transport, with a particular emphasis on the fast rail link direct to London Waterloo, as well as sea and air travel to the Channel Islands and Mainland Europe from Poole Ferry Port and Bournemouth International Airport respectively.

Bournemouth and Poole town centres are equidistant from the property and both offer superb shopping, recreational and entertainment facilities.

Property Comprises

The entrance to the property is set back from the road, accessed through a long driveway with electric gates leading to a private parking area for multiple cars. Upon stepping inside, you are immediately greeted by a sense of high quality and exquisite interiors. The house boasts numerous impressive features, such as full-height walnut doors, a walnut staircase with lighting, and a glass dining conservatory providing views of the landscaped borders.

Spread over three floors, the luxurious accommodation offers versatility in its use. The ground floor includes a cinema room, a double bedroom with







fitted wardrobes and a luxurious en suite shower room, as well as access to the integral double garage with a utility area.

On the first floor, you will find a stunning open-plan kitchen/family/dining area with a log burner and a glass conservatory dining room leading out to the terrace. The well-appointed kitchen features integrated appliances and a curved breakfast bar designed for socializing. Additionally, there is a separate living room with a feature gas fire.

The top floor houses the impressive main bedroom suite, featuring a vaulted ceiling, a walk-in wardrobe/dressing area, fitted wardrobes, and a lavish en suite shower room. Two more double bedrooms on this level come with fitted wardrobes, one with an en suite shower room and the other served by a separate family bathroom.

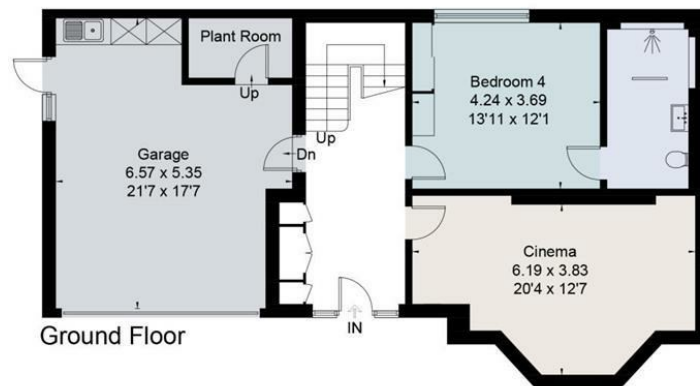
Outside, the grounds have been meticulously landscaped by JPS Landscape Design across different levels, featuring a hot tub, seating areas, and terraces with low maintenance composite decking.



Approximate Area = 255.8 sq m / 2753 sq ft
 Garage = 33.6 sq m / 362 sq ft
 Total = 289.4 sq m / 3115 sq ft (Excluding Void)
 Including Limited Use Area (5.1 sq m / 55 sq ft)
 For identification only. Not to scale.
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= Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	88
(69-80) C			
(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	

