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## 1 Tower Road West, Branksome Park, Poole BH13 6LA

### £895,000 Freehold

A light, bright and deceptively spacious four bedroom detached chalet bungalow located in the exclusive Branksome Park area. The property offers spacious living accommodation consisting of lounge with conservatory, dining area, modern kitchen breakfast room with doors out onto private courtyard area. A further three double bedrooms can be found on this level including bedroom two with modern en-suite shower room. The property enjoys an elevated position and has in recent years undergone extensive refurbishment and modernisation including a loft conversion creating a beautiful master bedroom suite with dressing area and sun terrace. On the lower ground floor there is a large double garage with workshop and storage area.

- SPACIOUS AND WELL PLANNED
- IMMACULATE ORDER THROUGHOUT
- SEPARATE SITTING ROOM & DINING ROOM
- MASTER SUITE AND DRESSING ROOM
- EN-SUITE TO MASTER BEDROOM
- SHORT WALK TO BRANKSOME CHINE BEACH



Location

The property is located in Branksome Park, which covers some 600 acres of tree lined avenues and road, 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:

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GROUND FLOOR

Reception Hall

Kitchen

14' x 13'7 (4.27m x 4.14m)

Breakfast Room

13'8 x 9'1 (4.17m x 2.77m)

Lounge

18'10 x 12'4 (5.74m x 3.76m)

Conservatory

14' x 8'3 (4.27m x 2.51m)

Dining Area

9'7 x 8' (2.92m x 2.44m)

Bedroom One

14'10 x 11'11 (4.52m x 3.63m)

with en-suite bathroom.

Bedroom Two

11' x 9'11 (3.35m x 3.02m)

Bedroom Three

11'11 x 11' (3.63m x 3.35m)

FIRST FLOOR

Bedroom Suite

19'1" x 15'2" (5.83 x 4.63)

with dressing area and en-suite bathroom.

Sun Balcony

10'3" x 14'10" (3.13 x 4.54)

LOWER GROUND FLOOR

Double Garage

21'2 x 18'1 (6.45m x 5.51m)

with separate boiler room and workshop.

Council Tax Band G

