



Symonds
& Sampson

Woodlands Avenue

Hamworthy, Poole, Dorset

139

Woodlands Avenue
Poole
BH15 4EG



- A large four bedroom detached family home
- Only a short stroll from Cobbs Quay, the Marina and Hamworthy Lakes
- Off road parking for numerous vehicles and boats plus a garage/workshop
- Three reception rooms and two bath/shower rooms
 - Offered with no chain and vacant possession
 - A sublime and quiet location
- Close to an abundance of shops and Poole Town Centre

Guide Price **£450,000**

Freehold

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THE PROPERTY

A lovely four bedroom detached family home set in a popular urban location giving easy access to Hamworthy Quay, Holes Bay and Poole Town Centre. The home is offered with no forward chain and has three receptions rooms together with a large garage/workshop in a quiet situation.

ACCOMMODATION

A glazed storm porch, entrance hallway, sitting room with fireplace, separate dining room, a large kitchen/family room, a separate breakfast room, ground floor W/C and a separate utility room. Stairs rise to the first floor landing, four bedrooms with two bath/shower rooms. A front driveway for several vehicles and boats, a rear garden with a larger than average garage and workshop.

OUTSIDE

To the front of the property is a low level brick wall defining the boundary which in turn leads to off road parking for numerous vehicles to the front and side of the home and eventually leads to the garage/workshop. The rear of the home is mainly laid to hard standing for ease of maintenance and offers a sunny and secluded aspect.

SITUATION

Set only a short stroll to Holes Bay, Poole Boat Hire and Marina and Hamworthy Lakes, this home is ideal for water enthusiasts. Locally there is a large degree of shops and conveniences with Poole Town Centre and Upton only a short drive away which offer a host of eateries, cafes, Poole's World Famous Harbour and sublime coastline.

DIRECTIONS

what three words [///safety.crowned.agreed](http://safety.crowned.agreed)

SERVICES

All main services
EPC Band - D
Council Tax Band - E

MATERIAL INFORMATION

There is mobile coverage in the area, please refer to Ofcom's website for more details.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		79
B (81-90)	66	
C (69-80)		
D (55-68)		
E (49-54)		
F (39-48)		
G (31-38)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



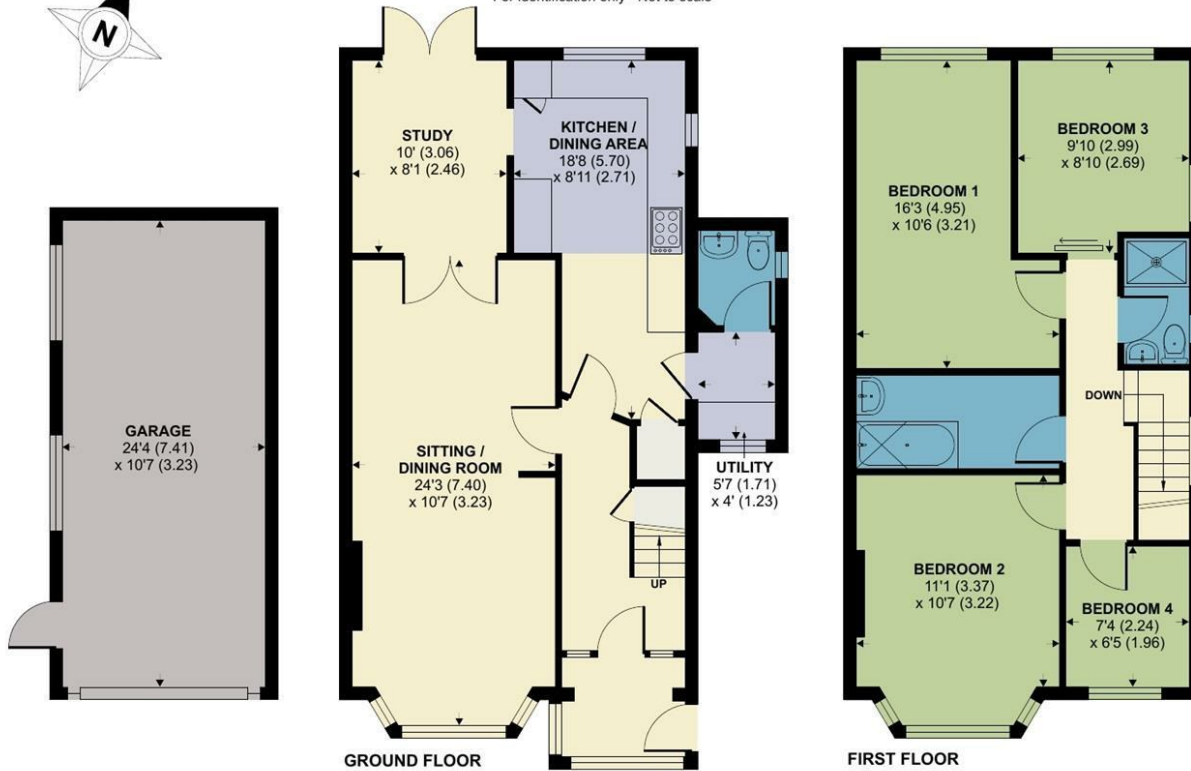
Woodlands Avenue, Poole

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1323788



WIM/NW/JUL25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT