



36 The Avenue, Poole, BH13 6HL Guide price £495,000

Goodmove present this four bed TOWNHOUSE for sale on The Avenue, Poole.

Well maintained communal gardens welcome you to the front door of the home, where you enter into a spacious hallway. To the left is the living room which is light and airy with double aspect windows to the front and French doors to the rear garden. The kitchen/diner is similarly bright and includes a well presented modern kitchen. A separate utility room leads off the kitchen, a useful space for laundry facilities that also offers a back door to access the garden.

Stairs rise to the first floor, where there are two good sized double bedrooms, both benefitting from en suite shower rooms and feature bay windows.

On the second floor there are two further double bedrooms, one with en suite shower room and one with an en suite bathroom. Both of these rooms also feature extensive built in wardrobe storage.

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues and indigenous pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.



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