Sherwood Avenue | | Poole | BH14 8DL

Offers in excess of £675,000

BEEZUMS

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- **EXCELLENT LOCATION**
- **LARGE GARDEN**
- **POWERED OUTBUILDING**
- **EXTREMELY WELL PRESENTED**
- **EXCEPTIONAL OPPORTUNITY TO ADD VALUE**
- **TWO LARGE RECEPTION ROOMS**
- **THREE BEDROOMS**
- **LILLIPUT & BADEN POWELL CATCHMENT**

LILLIPUT & BADEN POWELL SCHOOL CATHMENT Just moments from Whitecliff Park. An attractive three-bedroom detached home with a LARGE, SUNNY REAR GARDEN, perfectly placed close to Ashley Cross, and Poole Harbour. POTENTIAL TO EXTEND STPP.

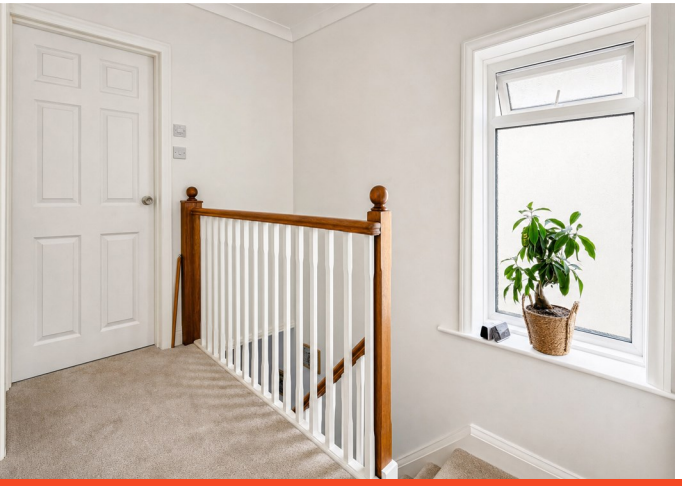
Situated in Whitecliff, this three-bedroom family home offers generous living accommodation, future potential, and a mature sunny garden. The property is positioned within easy reach of local amenities, Whitecliff Park, Ashley Cross, and Poole Harbour.

The ground floor layout comprises an entrance porch and hallway that leads into a spacious living room. There is a separate dining room for entertaining and a fitted kitchen that provides access to the rear garden. A ground floor WC completes the downstairs accommodation.

Upstairs, the property features three bedrooms. This includes two generous double rooms and a good-sized single room that looks out over the garden and mature trees, making it suitable for use as a home office.

A particular feature of the property is the large, mature sunny rear garden, which provides privacy and space for families, outdoor dining, or gardening. Located within the garden is a substantial outbuilding equipped with power, which offers excellent scope for conversion into a dedicated home office or studio space. To the front, a private driveway provides off-road parking for multiple vehicles.

This home will appeal to families, those looking to upsize, or buyers seeking a large property with potential to extend in the future, subject to planning permission (STPP). Given that the established ceiling prices on the road sit significantly higher than the current value, the property offers a secure margin for capital investment without the risk of overdeveloping for the immediate area.

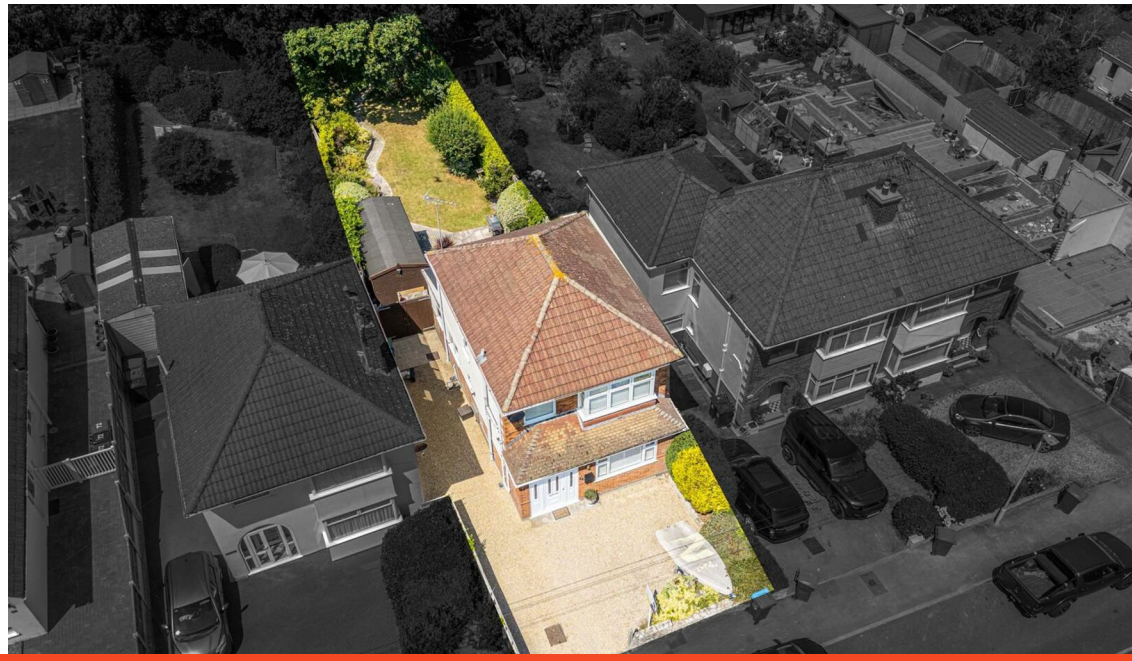


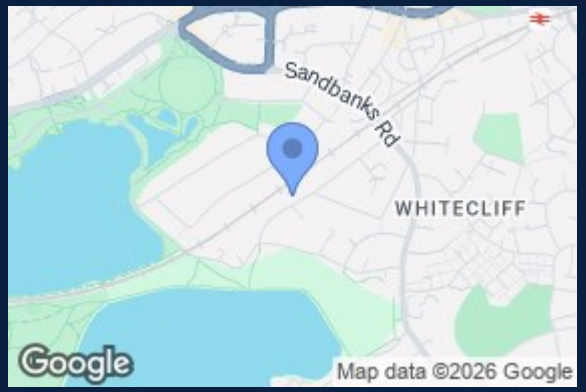
Sherwood Avenue is positioned within the highly regarded coastal suburb of Whitecliff, Poole. A primary draw to the area is Whitecliff Harbourside Park, located just a short walk away. The park features an expansive recreation ground, a children's play area, and a scenic harbourside path ideal for walking and cycling, which leads directly to the historic Poole Quay and Parkstone Bay Marina.

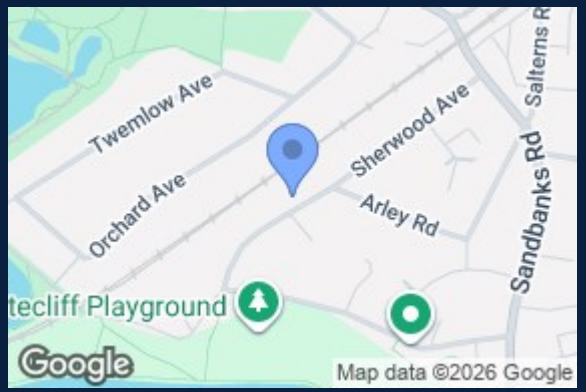
In the opposite direction, the vibrant village of Ashley Cross is within easy walking distance. Centred around a traditional green, it offers a comprehensive selection of independent bakeries, cafés, bars, and restaurants, along with essential local amenities and a mainline train station with direct links to London Waterloo.

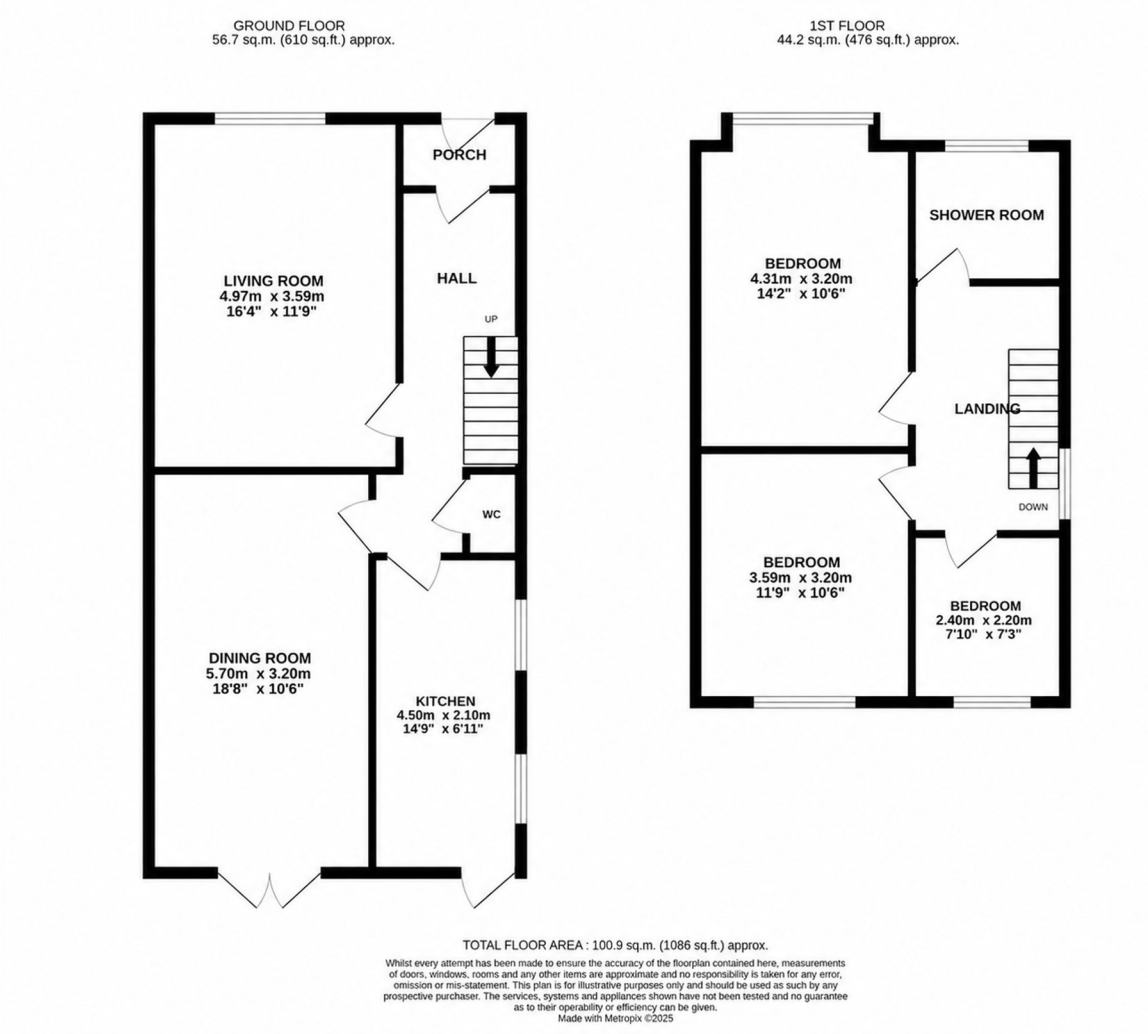
For families, the property falls into the highly sought-after school catchments of Lilliput First School and Baden-Powell & St Peter's Junior School.

The world-renowned, award-winning Blue Flag beaches of Sandbanks and the shores of Poole Harbour are easily accessible. This makes Sherwood Avenue an exceptional location for those seeking a balance of residential quietude, premium local schooling, and direct access to Dorset's premier coastal and marine attractions.









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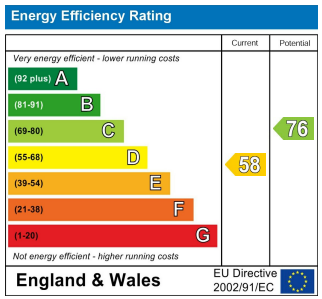
Council Tax Band **E**

EPC Rating **D**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.