



24 Cerne Abbas 46 The Avenue, Poole BH13 6HF
£700,000 Freehold





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. Just a short stroll via a private pathway through the beautiful communal gardens, leads you down to the Blue Flag award winning beaches at Branksome Chine. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistro and restaurants.

Property Comprises

An attractive three bedroom home in a prestigious development of Neo-Georgian style properties in a peaceful location in the heart of Branksome Park. The property is immaculately presented throughout, and offers generous space and an abundance of natural light.

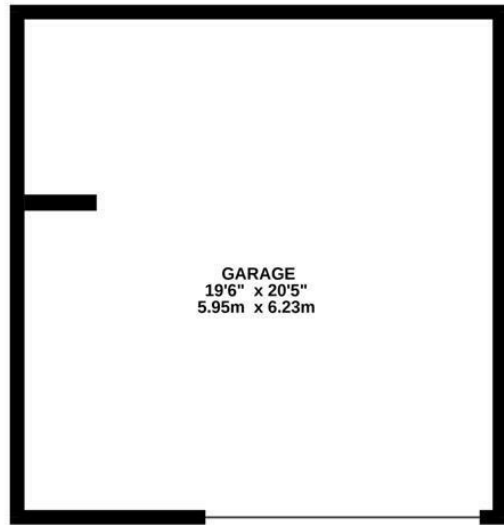
The kitchen is immaculately presented and finished to a high specification with integral appliances. There is a spacious living room which occupies the entire width of the house and boasts impressive high ceilings and floor to ceiling windows and separate raised galleried dining room. The generous and private west facing sun terrace is accessed from the living room, and leads on to the attractive mature communal gardens.

Upstairs, there are three double bedrooms, including a generous master suite with a large dressing area, ample wardrobe space and exceptional en-suite. Furthermore, there is a large family bathroom.

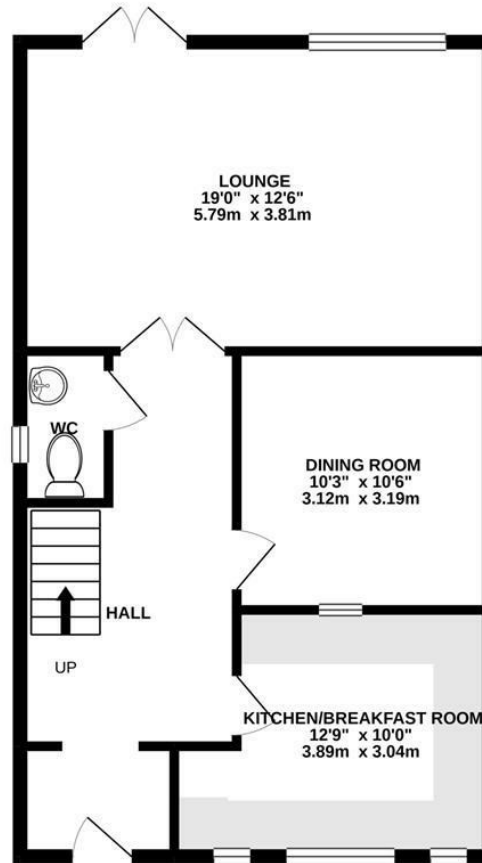
Outside, there is a substantial double garage located beneath the property and a driveway for parking of additional cars.



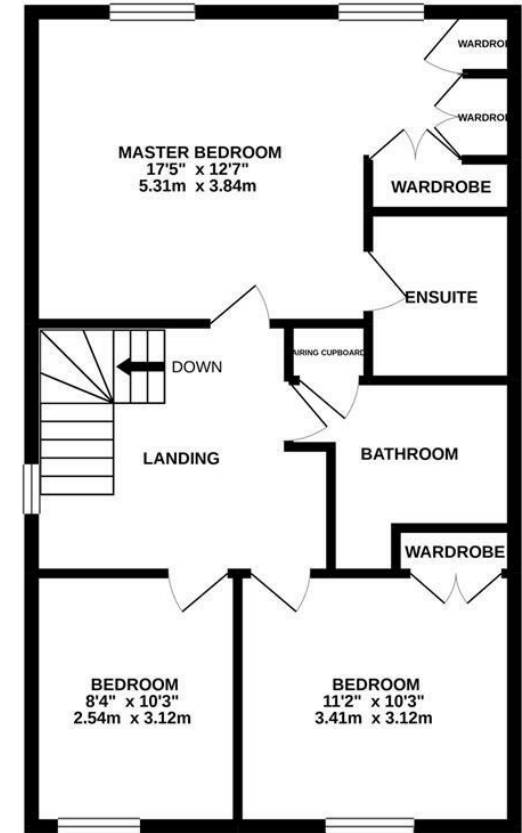
BASEMENT LEVEL
397 sq.ft. (36.9 sq.m.) approx.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All room dimensions given above are approximate measurements

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A	(81-91) B			(81-91) A			
(69-80) C	(54-65) D	77	80	(69-80) C		75	77
(54-65) D	(39-53) E			(54-65) D			
(39-53) E	(21-38) F			(39-53) E			
(21-38) F	(1-20) G			(21-38) F			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	