



12 Berkeley Avenue, Alderney, POOLE, Dorset BH12 4HZ

£539,000 Freehold

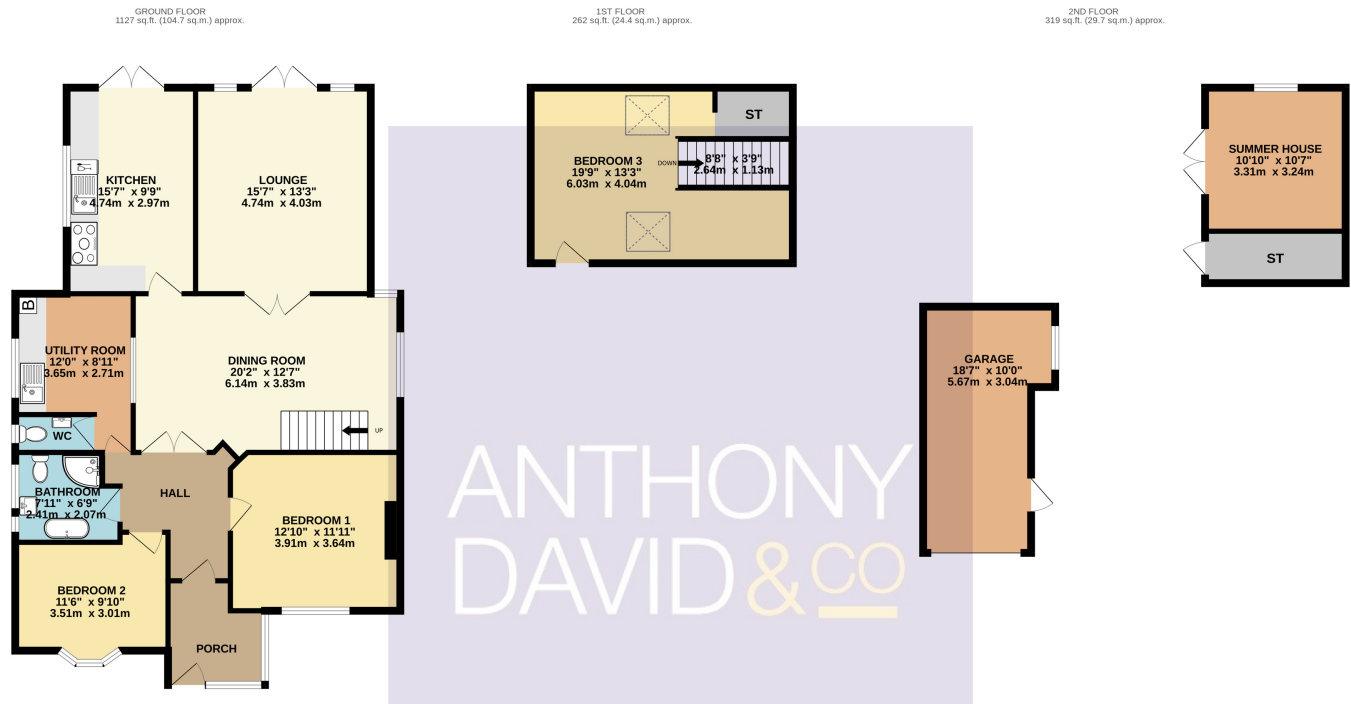
A stunning three double bedroom detached chalet situated on this premium quiet cul-de-sac in Alderney close to local shops, amenities and central bus routes to Poole and Bournemouth. The scenic Bourne Valley Nature Reserve and Tower Park with it's array of leisure facilities and Tesco's super store are also close by. This beautifully presented property offers nearly 1400 sq ft of luxurious living throughout and internal viewing is imperative to appreciate the accommodation on offer, which comprises: lounge, dining room, stylish kitchen, utility room, separate cloakroom, two double bedrooms and contemporary bathroom to the ground floor and a further double bedroom to the upstairs. Externally the property boasts an extensive beautifully tended South facing tiered garden with raised sun deck and lawned area housing a summer house. To the front the driveway provides off road parking with side access to a detached garage. Further features of this superb home include: integrated dishwasher and 'Range' cooker to kitchen, woodburner to lounge, outside storage, gas central heating and UPVC double glazing. Nearby Schools - Manorside Academy, Livingstone Road Juniors and St Joseph's Catholic Primary.

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TOTAL FLOOR AREA : 1709 sq.ft. (158.7 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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- Entrance Hall Doors to
- Lounge 15' 7" x 13' 3" (4.75m x 4.04m)
- Dining Room 20' 2" x 12' 7" (6.15m x 3.84m)
- Kitchen 15' 7" x 9' 9" (4.75m x 2.97m)
- Utility Room 12' 0" x 8' 11" (3.66m x 2.72m)
- Bedroom One 12' 10" x 11' 11" (3.91m x 3.63m)
- Bedroom Two 11' 6" x 9' 10" (3.51m x 3.00m)
- Bathroom 7' 11" x 6' 9" (2.41m x 2.06m)
- Separate Cloakroom 6' 0" x 2' 10" (1.83m x 0.86m)
- Bedroom Three 19' 9" x 13' 3" (6.02m x 4.04m)
- Garage 18' 7" x 10' 0" (5.66m x 3.05m)
- Summer House 10' 10" x 10' 7" (3.30m x 3.23m)
- Garden South facing
- Driveway Off road parking
- Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991  
 Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.