

Sherwood Avenue  
Whitecliff BH14 8DH

£620,000 Freehold









## Property Summary

A detached two-bedroom bungalow set on a well-regarded residential road in Whitecliff moments from Harbourside Park, infamous yacht clubs and the amenities of Lilliput and Ashley Cross. With a generous plot there is potential scope for extension (SSTP) and the property is offered with no forward chain. A superb opportunity for buyers looking to downsize or perhaps family purchasers wanting to create the environment of their next home within highly sought-after school catchments.



## Key Features

- Entrance hallway
- Living room
- Fitted kitchen
- Conservatory/garden room
- Two double bedrooms
- Four-piece bathroom
- Front garden with off street parking
- Gated side access
- Mature generous rear garden



## About the Property

On entering the property there is a welcoming hallway that is centrally positioned and provides access to all principal rooms. The living room is positioned to the rear of the property and overlooks the garden. Similarly, the modern kitchen which is comprehensively fitted with a range of units is positioned to the rear of the property and this opens to a conservatory/garden room that provides space for dining and direct access to the rear garden.

Both of the two bedrooms are comfortable doubles, and these are serviced by a large contemporary bathroom which has been fitted with a four-piece suite including a separate shower and bath.

Outside to the front of the property there is a garden that is retained by a wall and a driveway leads to the side of the property and provides off-street parking for numerous vehicles. Gated side access in turn leads to the rear garden which is mainly laid to lawn with mature surrounding shrubs and there is a superb entertainment patio area next to the conservatory.

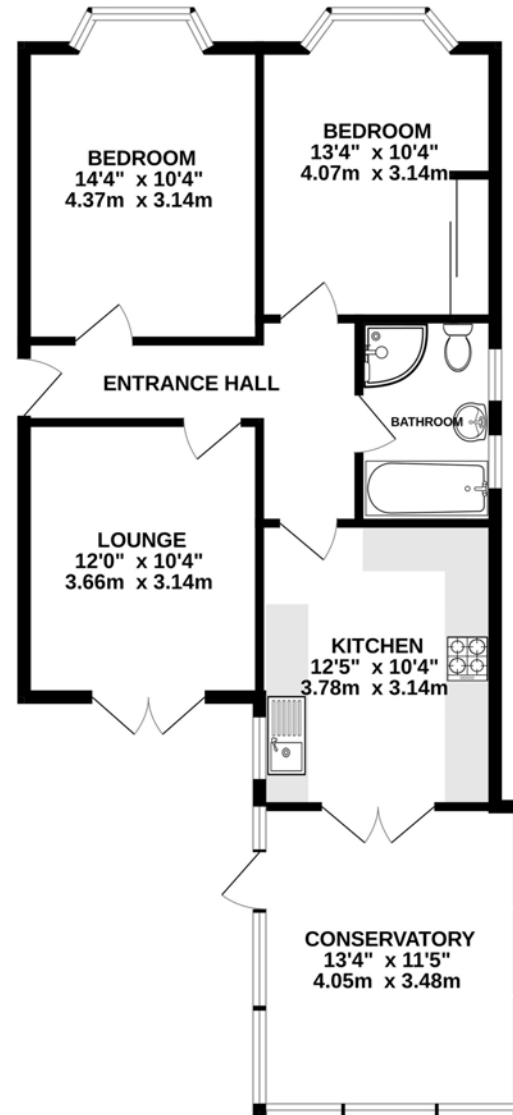
Tenure: Freehold

Council Tax Band: D

Agents note: Images supplied by the vendor prior to current tenancy arranged through Mays Estate Agents



GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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## About the Location

Conveniently situated within an easy stroll to Whitecliff local amenities, Whitecliff parade offers a coffee shop, convenience store, post office, butchers and beauty salon, with Whitecliff Harbourside Park being closeby. There is also a nearby doctors' surgery and chemist, Lilliput Infant School and Baden Powell Junior School. Whitecliff offers excellent communications to the town centres of Poole and Bournemouth, with Parkstone mainline railway station nearby linking to Southampton and London Waterloo. It is also near Lilliput and Ashley Cross villages.

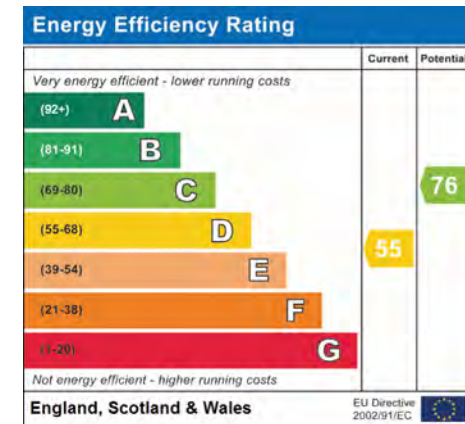
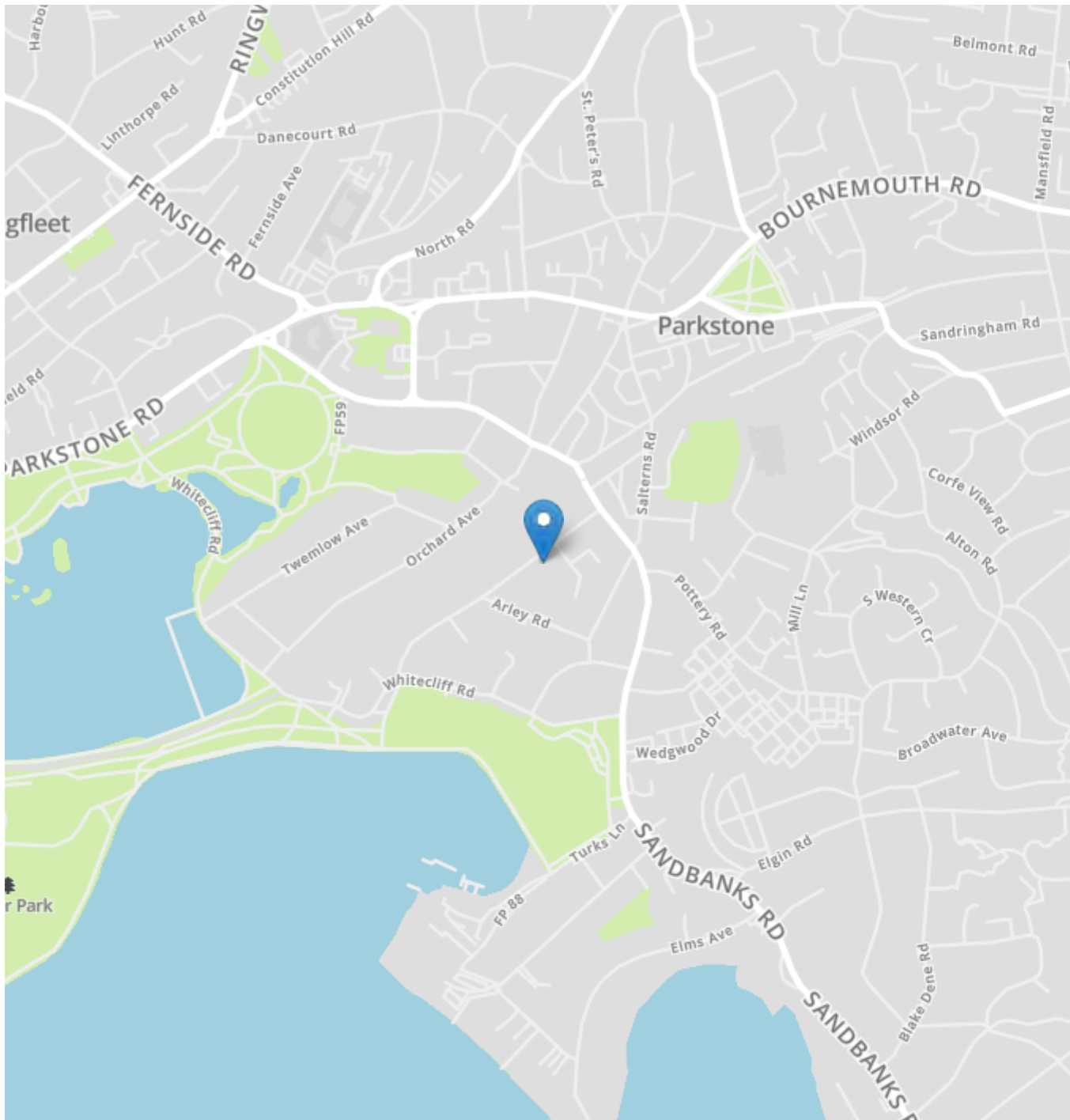


## About Mays

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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

**Mays Estate Agents - Sales and Head Office**

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

