

**Thorwood, 25 Branksea Avenue, Hamworthy,  
Poole, Dorset, BH15 4DW**



**HEARNES**

WHERE SERVICE COUNTS



# Thorwood, 25 Branksea Avenue, Hamworthy, Poole, Dorset, BH15 4DW

## FREEHOLD PRICE £535,000

Thorwood offers huge potential for extending and updating (subject to planning) and is currently a spacious 3 bedroom semi detached home on a generous plot with rear garden of over 120'. The home is vacant and sold with no forward chain, offering excellent frontage and a garage, workshop and set moments from the water and park at Hamworthy. There are 2 reception rooms, conservatory, kitchen and utility room with wc on the ground floor with 3 bedrooms, shower room and access to a fully boarded loft (offering further potential for extension). The rear garden of this size is quite rare in the area now, so has huge possibilities for a rear extension, or games room/garden cabin at the rear. The owners enjoyed living at this home due to size of the plot, closeness to the beach, water and friendly neighbourhood.

- Fabulous location in one of Hamworthy's most prestigious roads
- Huge potential for updating/extending (subject to planning)
- 120' rear, fully enclosed rear garden
- Single garage and further large workshop
- 3 bedrooms
- 2 reception rooms with a conservatory
- Gas central heating
- Excellent frontage with block paved driveway affording parking for 3 cars, with possibility to increase further
- Sold vacant with no forward chain
- Probate sale with probate granted

The property is located off Hamworthy's most prestigious road, Branksea Avenue, that looks over the harbour. At one end of Branksea Avenue is Hamworthy Park which is an attractive harbourside area of 26 acres all naturally benefiting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond. Poole Town Centre is approximately 1.5 miles away and can be accessed through a parkland walk by the sea and via Poole Quay. There are various Marinas nearby including Lake Yard and the popular Cobbs Quay. Other areas of natural interest include Lake Pier, Lytchett Bay, Arne and Brownsea Island. Hamworthy also has a wonderful Nature Reserve, Ham Hill at Rockley Sands, a rail station and is close to the popular Upton Country Park. A further attraction is the slipway at the end of Lake Road, the only free slipway in the area!

**COUNCIL TAX BAND: E**

**EPC RATE: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







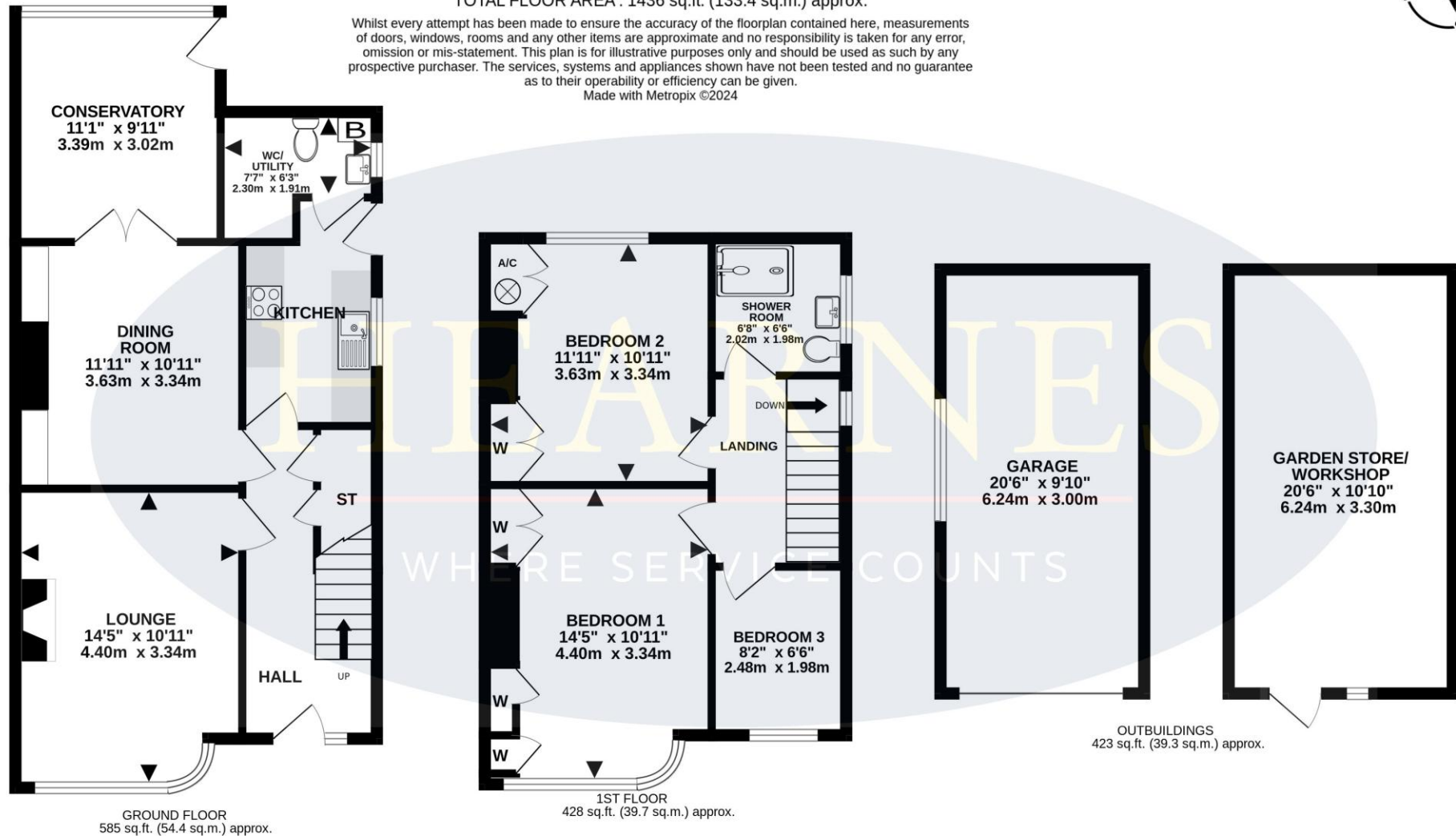


INCLUDING OUTBUILDINGS

TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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