



**HEARNES**

WHERE SERVICE COUNTS

**35 Morrison Avenue, Branksome,  
Poole, Dorset BH12 4AD**



# 35 Morrison Avenue, Branksome, Poole, BH12 4AD

## FREEHOLD PRICE Offers in Excess of £400,000

A beautifully presented 4 bedroom, 2 bathroom detached chalet bungalow that has been recently updated and offers spacious accommodation to include 2 ground floor bedrooms with a family bathroom, kitchen/breakfast room, lounge, and 2 bedrooms with a shower room on the first floor. The property is positioned in a quiet tucked away road and on a corner plot, offering a private and fully enclosed level garden with lawn and decked area, garage and a large driveway with parking for 3/4 cars.

- Detached 4 bedroom, chalet bungalow set on a cul de sac location in a popular residential area
- Recently remodelled, extended and refurbished and is immaculately presented throughout
- Ground floor 4 piece family bathroom with roll top bath, separate shower, wc and wash basin, servicing both ground floor bedrooms
- First floor refitted modern shower room
- Attractive kitchen/breakfast room fitted in a range of creams units with worktops over and central island units and fitted with range style cooker with extractor over, space for washing machine and fridge/freezer
- Set on a corner plot having a fully enclosed level rear garden having a decked area from the lounge, lawned area and an attractive array of flowering plants and bushes
- Large driveway with off road parking for 3/4 cars
- Detached garage
- Double glazing and gas central heating throughout – new boiler installed only approx. 2 years ago

This bungalow is set on a corner plot in a cul-de-sac location and is conveniently positioned with local shops just round the corner, approximately 400m from St Josephs Catholic Primary School and within ½ a mile of Branksome Recreation Grounds which offers an 11 a side football pitch, cricket green and children's play area. The main shopping area in Ashley Road is approximately one mile away and Bournemouth Town Centre 2 miles. Branksome Retail Park is 0.7 of a mile with a Sainsbury's superstore a similar distance. Poole Town Centre with its range of shops and bars is 3 miles away, with Poole Harbour a little further on. Local shops on Alder Road are a level 200m walk.

Council Tax: D

EPC Rating: E (EPC was actioned before refurbishment, therefore will be a different rating if done today)

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









GROUND FLOOR  
884 sq.ft. (82.2 sq.m.) approx.

1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.

GARAGE  
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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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