



11 Waldren Close, Baiter Park, POOLE, Dorset BH15 1XR

£535,000 Freehold

A superb four double bedroom town house ideally situated in Baiter Park yards from Poole Harbour, Poole Park with its boating lake, eateries and cricket green is also just a short walk away. This stylish property is presented in show home condition throughout and offering over 1300 sq ft of living throughout internal viewing is imperative to appreciate not only its highly sought after location but also the versatile accommodation on offer, which comprises: GROUND FLOOR; utility room, two bedrooms, stylish shower room and cloakroom. FIRST FLOOR; contemporary kitchen/diner, balcony with views across Poole Park Boating Lake and lounge with South facing balcony. SECOND FLOOR; two further bedrooms with two luxury ensuites. Externally the property boasts a stunning landscaped garden with raised sun decks and lawned area. To the front the driveway provides off road parking x 2. Further features of this turnkey home include: integrated appliances to the kitchen, built-in storage, garden shed, gas central heating and UPVC double glazing. Nearby Schools - Old Town First School and Nursery, Longfleet Primary and Poole High School

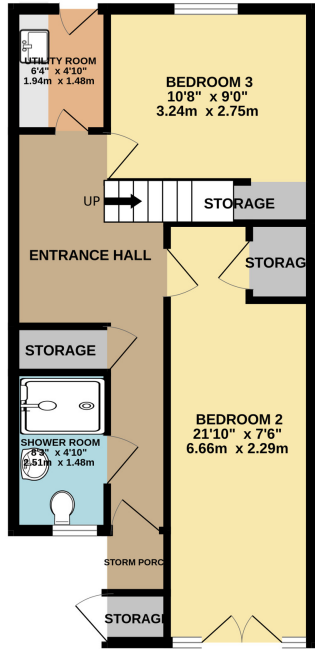
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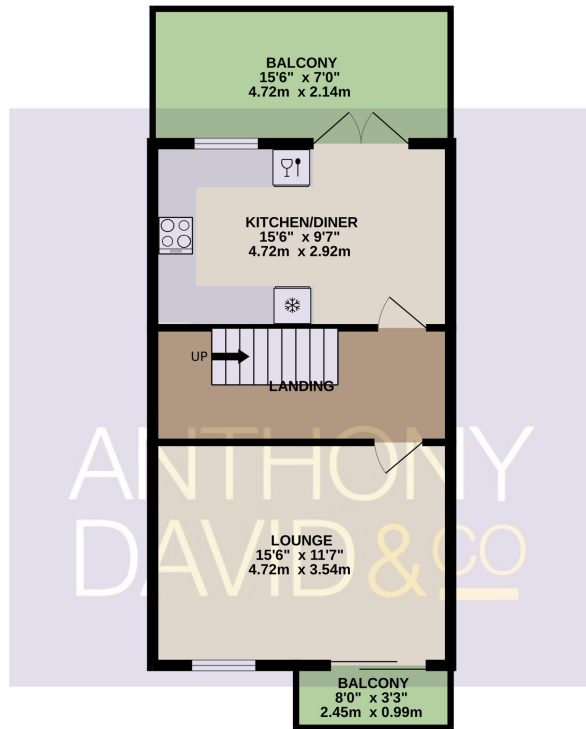
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DAVID & CO**

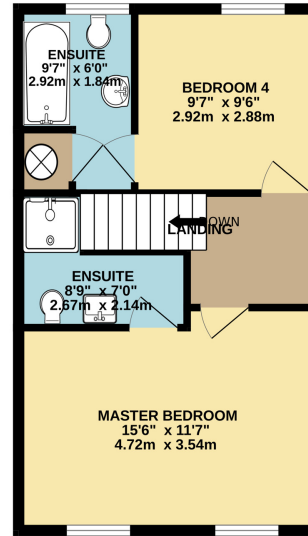
GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 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 18' 4" x 6' 10" (5.59m x 2.08m) max

Bedroom Two 21' 10" x 7' 6" (6.65m x 2.29m)

Shower Room 8' 3" x 4' 2" (2.51m x 1.27m)

Bedroom Three 10' 8" x 9' 0" (3.25m x 2.74m)

Utility Room 6' 4" x 4' 10" (1.93m x 1.47m)

First Floor Landing 15' 3" x 5' 10" (4.65m x 1.78m)

Lounge 15' 6" x 11' 7" (4.72m x 3.53m)

Balcony 8' 0" x 3' 3" (2.44m x 0.99m)

Kitchen/Diner 15' 6" x 9' 7" (4.72m x 2.92m)

Balcony 15' 10" x 8' 0" (4.83m x 2.44m)

Second Floor Landing 12' 1" x 6' 3" (3.68m x 1.91m)

Bedroom One 15' 6" x 11' 7" (4.72m x 3.53m)

En-Suite Shower 8' 9" x 7' 0" (2.67m x 2.13m)

Bedroom Four 9' 7" x 9' 6" (2.92m x 2.90m)

Bathroom 9' 7" x 6' 0" (2.92m x 1.83m)

Garden Landscaped

Driveway Off road parking

Council Tax Band E



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.