

FOR SALE  
26 Sherwood Avenue, Poole, Dorset  
BH14 8DL



PHILIPPA SOLE



£769,950

—  
Beautifully presented 4 bedroom family home

Refurbished by the present owners

Large utility room

Formal sitting room

Family bathroom plus en suite

Separate studio/games room

Level rear garden

Baden Powell and Lilliput School catchment

Freehold

[Click here for virtual tour](#)

## About this property

DECEPTIVELY SPACIOUS, FOUR DOUBLE bedroom DETACHED HOME located 250m from the popular WHITECLIFF Harbourside Park. With the added benefit of a fully serviced GARDEN STUDIO / GAMES ROOM, this is a perfect home for a growing family looking for some extra space.

This deceptively spacious 4 bedroom family home has been extensively refurbished and extended to a very high standard. The airy interior incorporates the very latest in contemporary design. Without a doubt, the hub of the house is the open plan kitchen / dining / day room. The kitchen is fitted with an extensive range of floor and wall mounted units complemented by wooden worktops and high end integrated appliances; from here double-glazed doors lead to the level rear garden.

On the first floor, the main bedroom suite comprises an ensuite and walk-in dressing area. There are three further double bedrooms, serviced by the family bathroom. Additional features include: Formal lounge, large utility room with space and plumbing for a washing machine and tumble dryer and a handy ground floor cloakroom.

To the far end of the garden is the studio / games room, fully insulated and with electricity and heating; perfect for a sleep over or simply working from home.

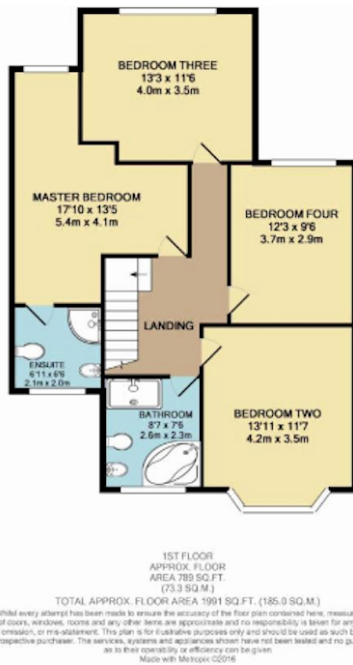
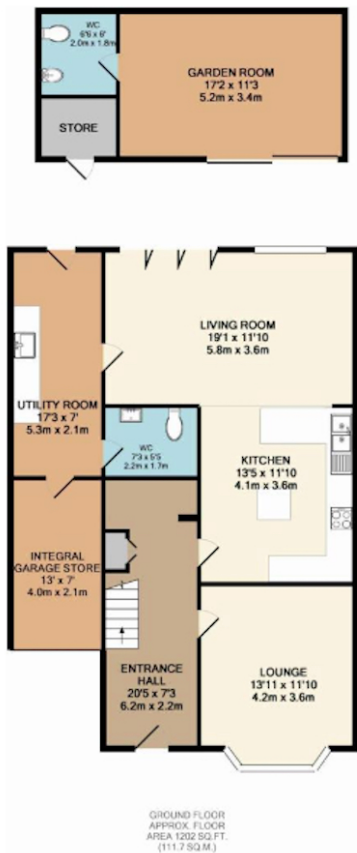
## Location

Located in a superb position, nestled in a quiet road in the heart of Whitecliff, with the Harbourside Park at the end of the road. If you want access to the water Parkstone Yacht Club (members club) and Mitchells Boat Yard (open to public) are both walking distance away across the park - perfect for sundowners and a bite to eat. The village of Ashley Cross is less than 0.5 miles away with a fantastic selection of restaurants, cafes, independent fishmongers, butchers, bakery and delis as well as a Co-Op local. Parkstone Train Station is 10-15mins walk away, which has a direct service to London Waterloo in approx. two hours.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	75
		EU Directive 2002/91/EC	

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