



3 Caversham Close, Hamworthy, POOLE, Dorset BH15 4QN

£399,950 Freehold

**** NO FORWARD CHAIN **** A charming two/three bedroom detached chalet style house situated tucked away on this private cul-de-sac of just five houses in Hamworthy close to local shops, bus routes and amenities. Hamworthy beach, park and the idyllic Lake Pier are all a short distance away. This rarely available home offers good sized living accommodation throughout and internal viewing is highly advised to not only appreciate its location but also the accommodation on offer, which comprises: lounge/diner, fitted kitchen, bedroom three/reception room, downstairs cloakroom, en-suite shower to master and family bathroom. Externally the property boasts an attractive garden with sun patio ideal for al fresco dining in the summer months and a lawned area housing Pergola and summer house. To the front the driveway provides off road parking which in turn leads to an integral garage. Further features of this bright and airy home include: feature fireplace to lounge, fitted wardrobes to master bedroom, concealed TV point to bedroom two, sky light to landing, canopy porch, gas central heating and mostly UPVC double glazed. Nearby schools - Twin Sails Infant School & Nursery, Hamworthy Park Junior School and Poole High School.

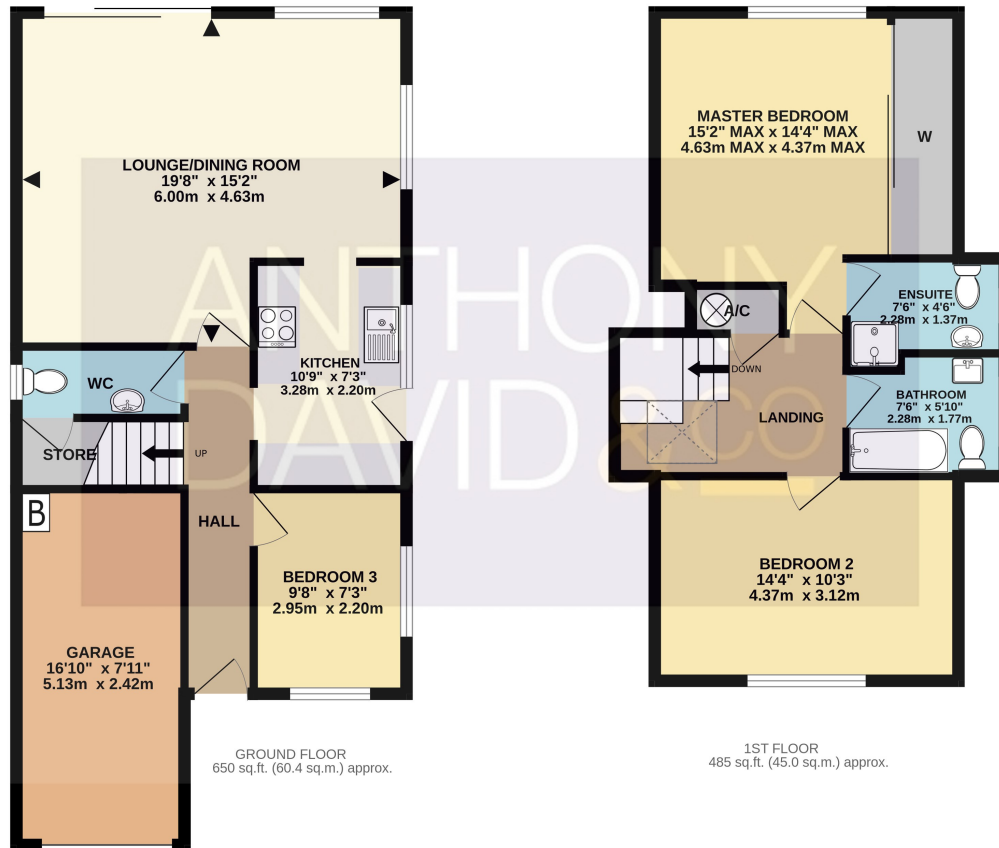
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**ANTHONY
DAVID & CO**

TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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Entrance Hall Doors to

Lounge/Diner 19' 8" x 15' 2" (5.99m x 4.62m)

Kitchen 10' 9" x 7' 3" (3.28m x 2.21m)

Bedroom Three/Reception 9' 8" x 7' 3" (2.95m x 2.21m)

Downstairs Cloakroom 7' 8" x 3' 2" (2.34m x 0.97m)

Landing Doors to

Bedroom One 15' 2" x 14' 1" (4.62m x 4.29m) max

En-Suite Shower Room 7' 6" x 4' 6" (2.29m x 1.37m)

Bedroom Two 14' 4" x 10' 3" (4.37m x 3.12m)

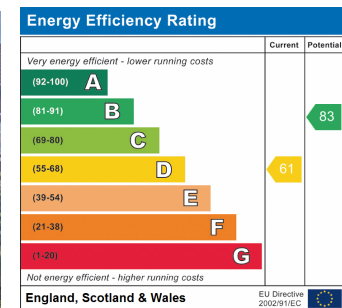
Bathroom 7' 5" x 5' 9" (2.26m x 1.75m)

Garage

Driveway Off road parking x 2

Garden Enclosed

Council Tax Band D



Property Misdescriptions Act 1991
Property details contained herein do not form part or all 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.