

TO LET

17 Haig Avenue, Poole, Dorset BH13  
7AJ



PHILIPPA SOLE





£4,200 pcm

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Triple garage

Seperate utility room

Granite Kitchen Worktops

Court yard garden

Canford Cliffs Location

Gas central heating

Off road parking

Low maintainence rear garden

Band G - £3,579.59

## About this property

A charming DETACHED HOUSE situated on a DESIRABLE road, close to Canford Cliffs village. The house is perfectly framed by its beautiful front garden with accommodating DRIVEWAY and TRIPLE GARAGE. Accommodation has FOUR/FIVE spacious BEDROOMS with a convenient GROUND FLOOR SHARED BATHROOM and EN-SUITES upstairs and BUILT IN WARDROBES. PLENTY OF ENTERTAINMENT SPACE and living areas with classy FRENCH DOORS leading into LOW-MAINTENANCE GARDE

Entering this property via the SPACIOUS DRIVEWAY with a triple garage or through the charming front gate leading to the grand front door.

As you step inside, the hallway is grand, bright and airy, leading to the dual aspect LIVING ROOM.

The LIVING ROOM stands out, boasting stunning feature windows overlooking the gardens, a large gas fireplace, and direct access to the kitchen/dining room. The KITCHEN features integrated appliances, Neff Dishwasher, a central butchers block, a separate DINING/BREAKFAST AREA and a SEPERATE UTILITY ROOM. A back door leads to the rear patio. The DINING ROOM mirrors the Living room's charm with feature windows. A STUDY/BEDROOM 4 offers garden access, and there's an additional 'SNUG'/BEDROOM 5. The ground floor benefits from a bathroom with a bath.

Upstairs, three double bedrooms offer fitted wardrobes and feature windows. The principle includes an en suite and a walk-in wardrobe. The main family bathroom is tiled.

Outside, enjoy stunning grounds with ample seating, a private courtyard, and a front lawn with mature trees for seclusion.

The TRIPLE GARAGE offers CEILING STORAGE and a SEPERATE GARDEN ROOM.

## Location

Branksome Park provides convenient access to the acclaimed blue flag beaches at Branksome Chine. These beaches extend from Sandbanks in one direction to Hengistbury Head in the other. Within walking distance are Penn Hill and Canford Cliffs villages, boasting independent shops, restaurants, bars, and coffee shops. The Bournemouth Wessex Way nearby offers direct access to the M27 motorway.

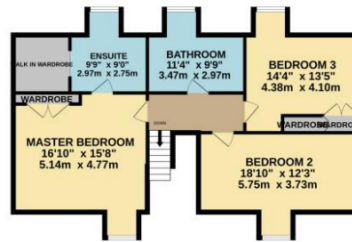
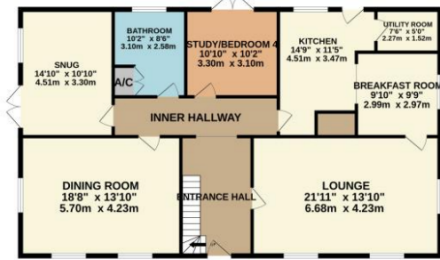
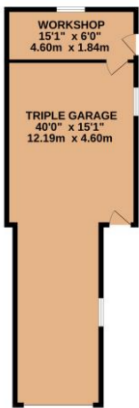






GROUND FLOOR  
1991 sq.ft. (185.0 sq.m.) approx.

1ST FLOOR  
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 2841 sq.ft. (264.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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