

3a Tower Road, Branksome Park BH13 6HX

£1,125,000 Freehold

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Property Summary

A charming four bedroom, two bathroom detached contemporary residence, perfectly nestled in leafy Branksome Park. Enjoying a south/west aspect, private gated access, detached garage and off-road parking for various vehicles.



Key Features

- Charming contemporary residence
- Kitchen lifestyle space
- Separate lounge reception room
- Principal bedroom with a luxury ensuite
- Three further bedrooms
- Luxury family bathroom
- Front & rear landscaped gardens
- South/West facing patio sun terrace
- Private gated access, off road parking & detached garage
- Branksome Park location



About the Property

A well presented and turnkey four bedroom, two bathroom detached contemporary home offering a leafy Branksome Park location and a great amount of privacy, in close proximity to Westbourne Village and Branksome Chine Beach.

Accessing the property via a private front gate or rear double gates, this contemporary home is well positioned on a spacious south/west facing plot and offers both front and rear well landscaped gardens.

On entry, the main reception hall leads to a comfortable front lounge reception, ground floor utility room, WC, and feature kitchen lifestyle space.

A real feature of this home is the flexible kitchen lifestyle space which spans the entire width of the rear elevation and offers well-defined kitchen, living and dining areas.

The quality kitchen complete with a stone worktop offers a comprehensive range of storage units and integrated appliances and enjoys a feature peninsula breakfast bar. Bi-fold doors allow access to the rear patio sun terrace and landscaped garden, providing additional dining areas and further access to a useful storage shed and detached garage.

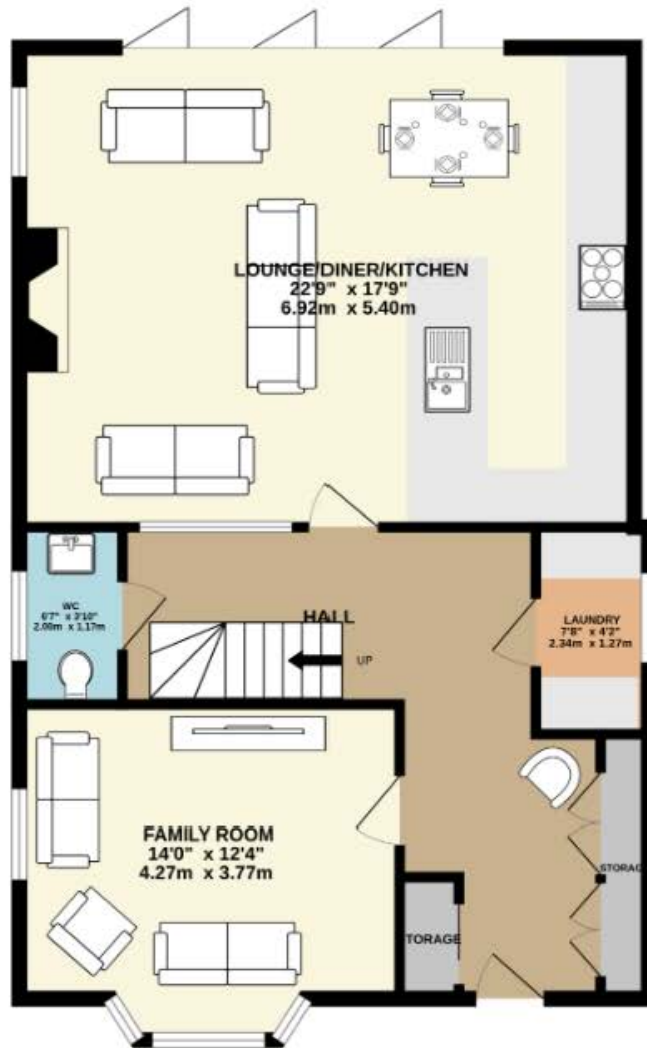
Rising to the first floor, four good sized bedrooms await with the main bedroom benefiting from a luxury shower ensuite. Both the main, second and third bedrooms enjoy fitted wardrobes and a luxury family bathroom completes the accommodation.

Externally, the property enjoys well maintained grounds, both front and rear landscaped gardens and a south/west facing patio sun terrace adjoining the rear of the property.

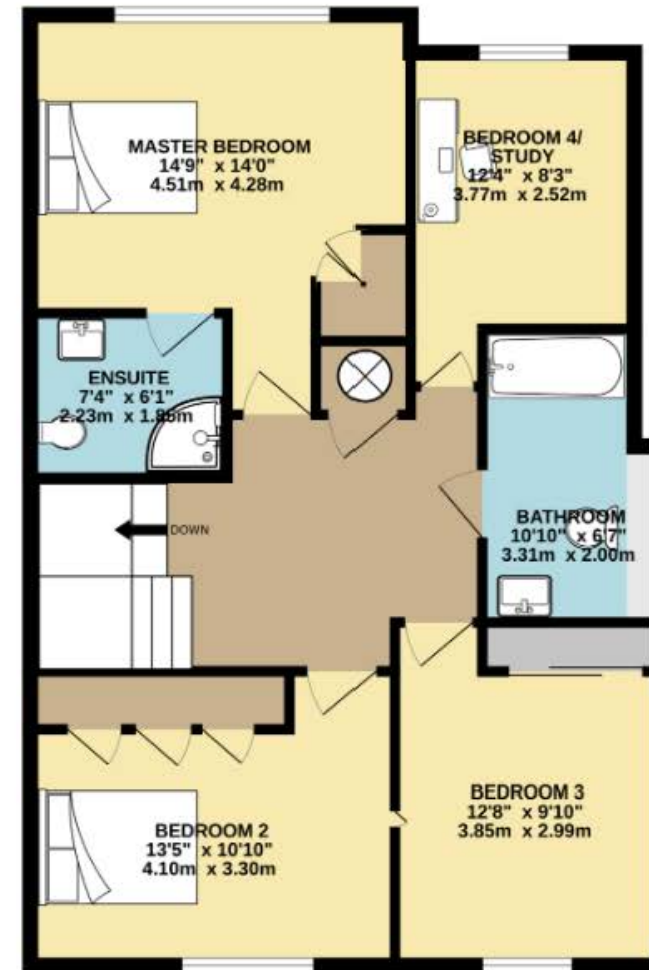
Tenure: Freehold

Council Tax Band: G

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1493sq.ft. (138.7 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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About the Location

Much of Branksome Park falls within conservation areas and is undoubtedly one of the most exclusive areas of Poole, known for its luxury houses set in spacious grounds and for its exclusive apartment blocks which are largely concentrated in specific areas east and west of The Avenue.

Sitting approximately midway between the town centres of Poole and Bournemouth, it is ideally located to take full advantage of the area's renowned shopping and leisure facilities, such as the blue flag beaches at Branksome Chine and the world-famous Sandbanks Peninsula. The villages of Westbourne and Canford Cliffs are located nearby with their array of eclectic shops, bars, bistros and restaurants.

Transport communications are excellent as the mainline railway station at Bournemouth and even closer at Branksome, provide services to London Waterloo. The start of the A338 is located approximately one mile away and offers access to the M27 giving direct access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are also

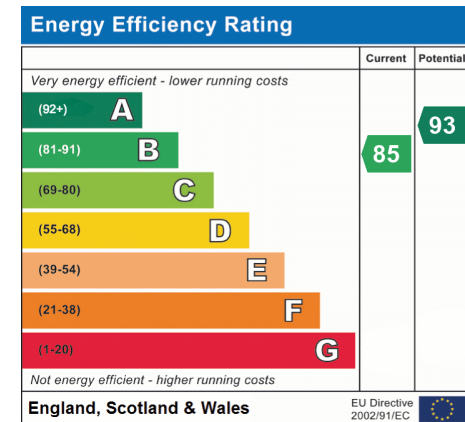
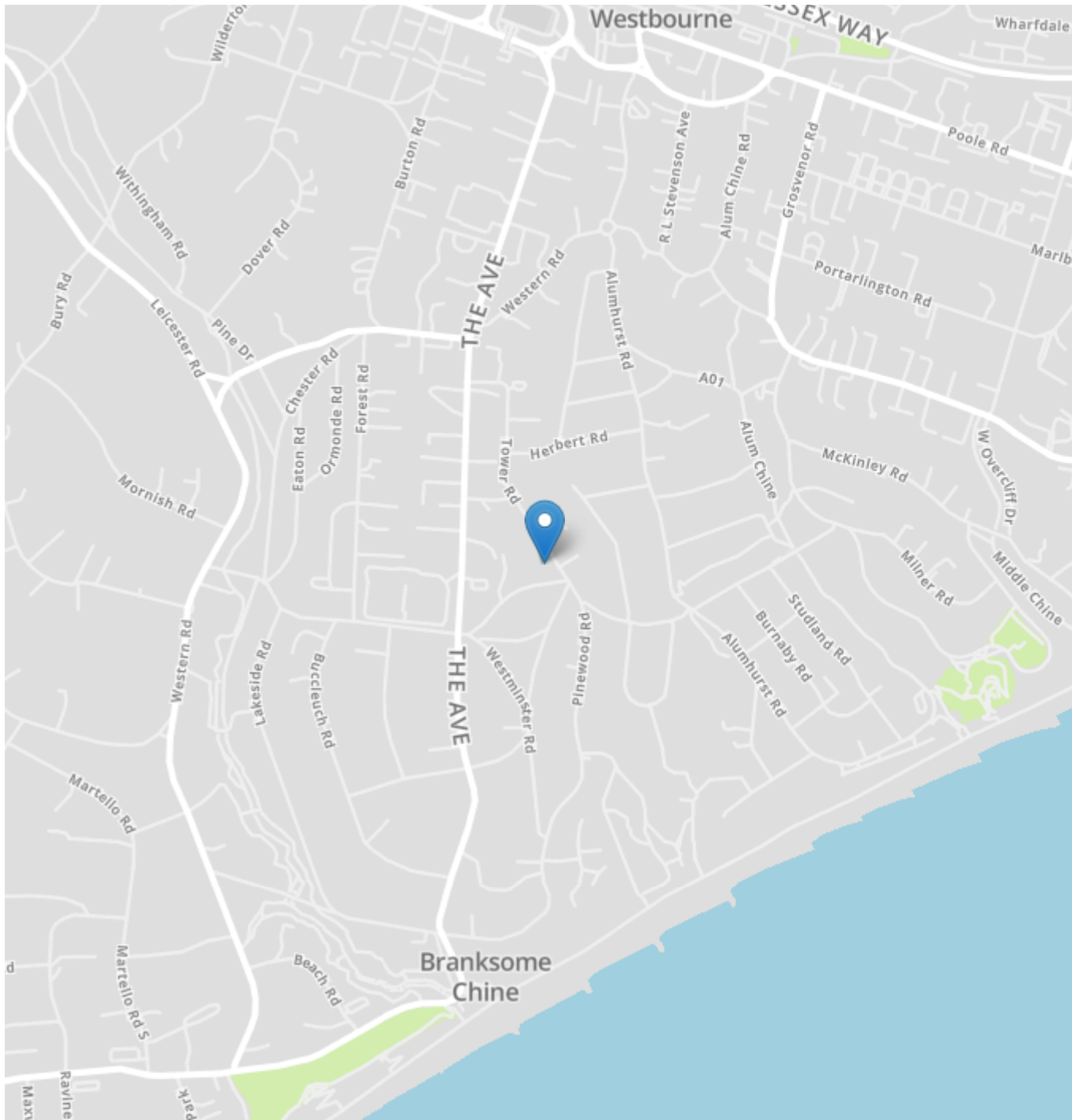


About Mays

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We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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