

# PHILIPPA SOLE

SALES, LETTING & SEARCH AGENT  
TRANSPARENT. BESPOKE. EFFECTIVE



35 BINGHAM AVENUE, POOLE, DORSET, BH14  
8ND



£ 3 , 2 5 0 P C M

4 Double

3 bathrooms 2 en-suite

Immaculate throughout

West facing rear garden

Separate Living Room

Open plan kitchen, living,  
dining area

Garage and off-road  
parking

BAND G: £2911.63

## ABOUT THIS PROPERTY

This deceptively spacious 4 double Bedroom, 3 bathroom home, located in one of the most prestigious Avenues in Lilliput, within easy reach of the shores of Poole Harbour. This property is stunning and features a beautiful open plan kitchen/living space which over looks the private westerly facing garden. Viewing is highly recommended to appreciate the accommodation this home has to offer. Available the beginning of September.

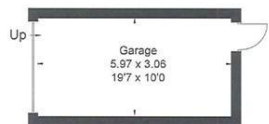
A block paved driveway leads to the front door upon where this attractive home offers deceptively spacious accommodation. On the ground floor is a stunning open plan Kitchen/Breakfast living room with feature center island, underfloor heating, and bi-fold doors leading to the garden. This floor also contains a Utility room, separate Living room and Cloakroom.

On the first floor are two double Bedrooms which share the modern family bathroom. To the rear of the property are Bedrooms one & two over looking the rear garden. The Master Bedroom has a Dressing room and En-suite, Bedroom two enjoys fitted wardrobes and a luxurious en-suite bathroom. To the rear of the property is a large patio area. The garden is designed for easy maintenance and is split level with well-established borders and areas that are laid to the lawn as well as decorative graveled areas. To the side of the property is a paved pathway leading to a pitched roof Garage with an electric up and over door. A secure gate provides access to the front of the property.

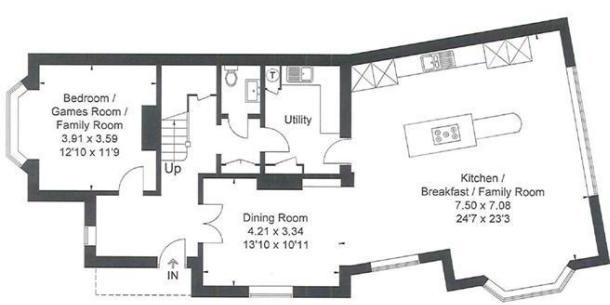
## LOCATION

Located in one of the Lilliput's most prestigious Avenues, within easy reach are both Canford Cliffs and Lilliput village with their array of restaurants, bars, and shops. The house falls within both Lilliput and Baden Powell School catchments and the beaches of Sandbanks and Poole Harbour are less than half a mile away. The Bournemouth Wessex Way is very close and gives direct access to the A31 onto the M27 motorway with London approximately 2 hours commute by car; Parkstone Station has a direct service into London Waterloo taking approximately 2 Hours.

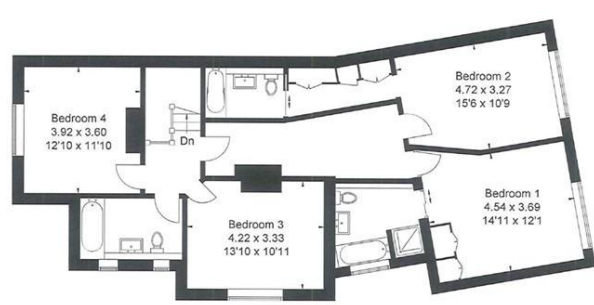




(Not Shown In Actual Location / Orientation)  
Garage



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(56 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		76	84
England, Wales & N.Ireland		EU Directive 2002/91/EC	

M:07709 111 797 | O:01202 747999

1 STRATA HOUSE, 12-14 CASTLE STREET, POOLE, DORSET, BH15 1BQ

PIPPA@PHILIPPASOLE.CO.UK | PHILIPPASOLE.CO.UK

REGISTERED OFFICE: 21 CHURCH ROAD, PARKSTONE, POOLE, DORSET, BH14 8UF. COMPANY REGISTRATION NUMBER: 10389562. REGISTERED IN ENGLAND AND WALES  
VAT Number: 289586706