



2 Merrow Avenue, Branksome, Poole, Dorset BH12 1PX

£335,000 Freehold

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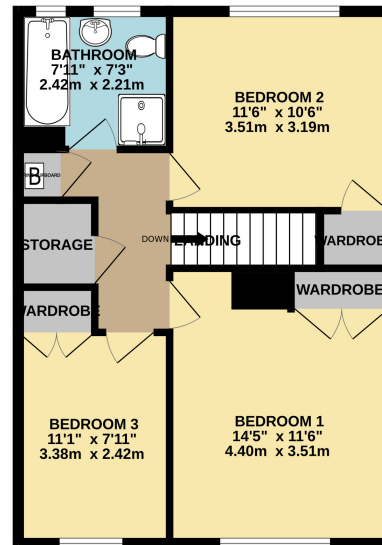
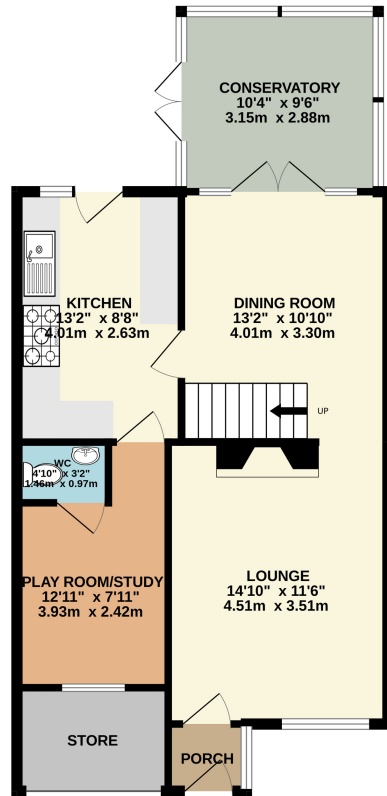
01202 677444

A well presented three double bedroom semi detached house ideally situated in this quiet residential road in Branksome, close to local shops, train station and Talbot Heath with its scenic walks just on your doorstep. The property presents an ideal family home and offering over 1200 sq ft of living space viewing is a must to not only appreciate its location but also the accommodation on offer, which comprises: lounge, fitted kitchen, dining room, playroom/study, conservatory, downstairs cloakroom and bathroom to the upstairs. Externally the property boasts a Westerly aspect low maintenance garden with lower patio and steps up to a sundeck. To the front the driveway provides off road parking. Further features include: feature fireplace to lounge, 'Range' cooker to kitchen, gas central heating, storage and UPVC double glazing. Nearby Schools - Bishop Aldhelm's CE (VA) Primary School and Poole High School.

**ANTHONY
DAVID & CO**

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 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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Porch Door to

Lounge 14' 10" x 11' 6" (4.52m x 3.51m)

Kitchen 13' 2" x 8' 8" (4.01m x 2.64m)

Dining Room 13' 2" x 10' 10" (4.01m x 3.30m)

Conservatory 10' 4" x 9' 6" (3.15m x 2.90m)

Playroom/Study

Downstairs Cloakroom 4' 10" x 3' 2" (1.47m x 0.97m)

Landing Doors to

Bedroom One 14' 5" x 11' 6" (4.39m x 3.51m)

Bedroom Two 11' 6" x 10' 6" (3.51m x 3.20m)

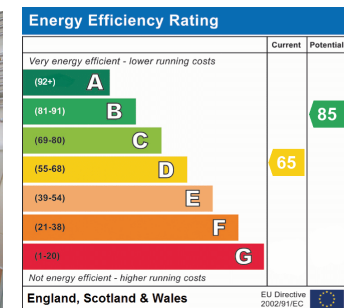
Bedroom Three 11' 1" x 7' 11" (3.38m x 2.41m)

Bathroom 7' 11" x 7' 3" (2.41m x 2.21m)

Garden Westerly aspect

Driveway Off road parking

Council Tax Band C



Property details contained herein do not form part 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.