

**11 Woodlands Avenue, Hamworthy,  
Poole, Dorset, BH15 4EE**



**HEARNES**  
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# 11 Woodlands Avenue, Hamworthy, Poole, Dorset, BH15 4EE

## Freehold Price £350,000

A rarely available, detached 3 bedroom extended bungalow on a generous plot with huge potential for further expansion, like so many in the road. Offering a delightful 80' garden, parking for 2 cars and is less than 200 yards to the water set opposite Cobbs Quay. The home has gas central heating, double glazing, a large brick workshop and is neat and tidy throughout.

- 3 bedroom detached bungalow
- Ripe for extension and a loft conversion (subject to planning)
- Extended lounge/dining room with sliding doors to the garden
- Family bathroom to include bath with shower over, wash hand basin with mirrored cabinet above and wc
- Level, fully enclosed, 80' rear garden with patio, lawn and a brick workshop
- Neat and tidy throughout
- Off road parking for 2 cars
- Set opposite Cobbs Quay in a highly sought after location
- Gas central heating and double glazing

The home is set in a peaceful location, within 100 yards of Cobbs Quay and right on the beautiful waterside walk which takes you all the way along to Upton Country Park and back. This is a gorgeous walk providing views along Holes Bay. Hamworthy Park is a mile from Poole Quay and is an attractive Harbourside Park with 26 acres and panoramic views of Poole Harbour and the Purbeck Hills. Poole Town Centre is approximately 1½ miles walk through Hamworthy Park and is a similar distance by car. Poole offers an extensive range of shops, restaurants and the popular Poole Quay.

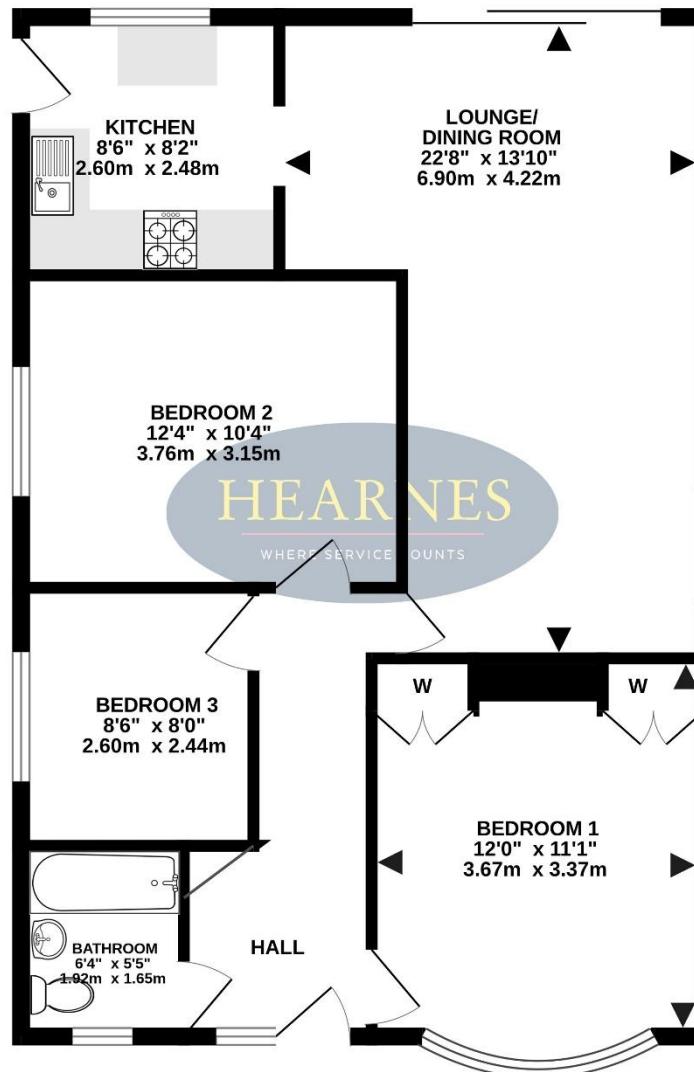
COUNCIL TAX BAND: D      EPC RATING:

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 748sq.ft. (69.5 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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