



11 Waldren Close, Baiter Park, POOLE, Dorset BH15 1XR

£550,000 Freehold

A stunning four double bedroom town house ideally situated in Baiter Park yards from Poole Harbour, Poole Park with it's boating lake, eateries and cricket green is also just a short walk away. The property is presented in show home condition throughout and offers over 1300 sq ft of versatile accommodation set over three floors which comprises: To the ground floor; utility room, two bedrooms, shower room and cloakroom; To the first floor: luxury kitchen/diner with views across Poole Park Boating Lake and lounge with South facing balcony; To the second floor two further bedrooms with two ensuites. Externally the property has a rear courtyard garden and off road parking x 2 to the front. Further features of this must see home include: NO FORWARD CHAIN, some integrated appliances to the kitchen, built-in storage, gas central heating and UPVC double glazing. NB Planning has been granted to extend at the rear, plans can be requested if needed.

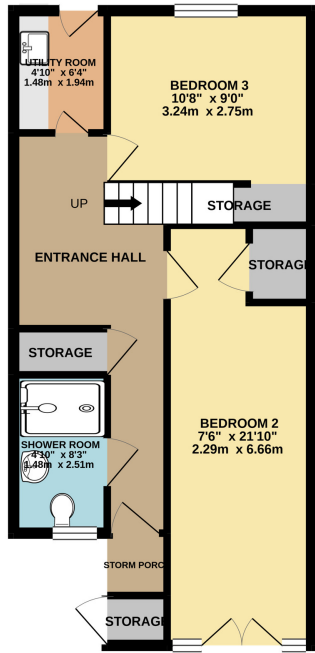
[info@anthonydavid.co.uk](mailto:info@anthonydavid.co.uk)

[www.anthonydavid.co.uk](http://www.anthonydavid.co.uk)

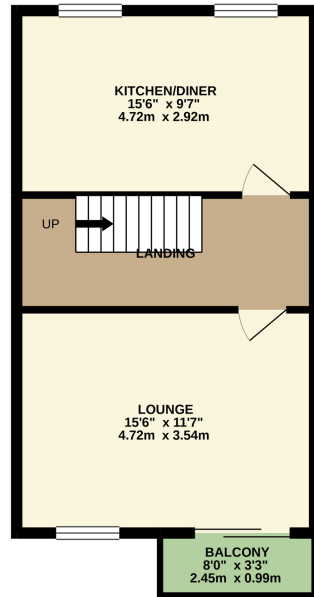
01202 677444

**ANTHONY  
DAVID & CO**

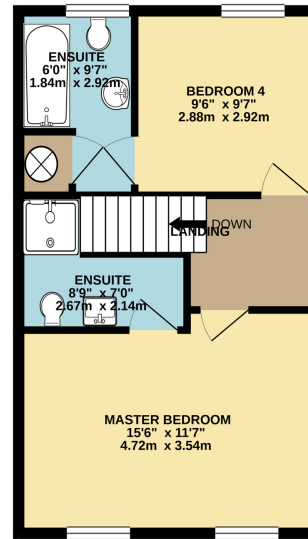
GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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.  
Made with Metropix ©2021



Entrance Hall 18' 4" x 6' 10" (5.59m x 2.08m) max

Bedroom Three 21' 10" x 7' 6" (6.65m x 2.29m)

Shower Room 8' 3" x 3' 3" (2.51m x 0.99m)

Bedroom Two 8' 3" x 3' 3" (2.51m x 0.99m)

Utility Room 6' 3" x 4' 2" (1.91m x 1.27m)

First Floor Landing 15' 3" x 5' 10" (4.65m x 1.78m)

Lounge 15' 2" x 12' 2" (4.62m x 3.71m)

Balcony 7' 11" x 3' 2" (2.41m x 0.97m)

Kitchen/Diner 15' 3" x 9' 7" (4.65m x 2.92m)

Second Floor Landing 12' 1" x 6' 3" (3.68m x 1.91m)

Bedroom One 15' 3" x 11' 11" (4.65m x 3.63m)

En-Suite Shower 8' 1" x 7' 5" (2.46m x 2.26m)

Bedroom Four 9' 7" x 9' 6" (2.92m x 2.90m)

Bathroom 6' 3" x 5' 4" (1.91m x 1.63m)

Garden Courtyard

Driveway Off road parking

Council Tax Band E



Property Misdescriptions Act 1991

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.