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**Avalon, 8 Guest Avenue, Branksome
Poole, Dorset, BH12 1JB**

Avalon, 8 Guest Avenue, Branksome, Poole, Dorset, BH12 1JB

Freehold Price £515,000

A beautifully presented, extended 1930's character detached 3 bedroom home set within a mature plot with driveway and garage. 'Avalon' has been updated by the current owners, who have tastefully modernised it, blending the original charm with modern styling. The property benefits from a fabulous kitchen/dining/day room, with integrated appliances and central island, bi fold doors out to the garden, further reception room, cloakroom and stylish first floor bathroom. This home is tastefully decorated and has new flooring, Victorian style radiators, gas central heating and double glazing. The flat 80' x 40' westerly facing garden is stocked with well-established plants and flowers and 2 apple trees. There is a detached garage, driveway with parking for 3 cars and an attractive front lawn. One not to be missed and could be sold with no forward chain!

- Stylish 3 bedroom, detached 1930's family home
- Beautifully presented and has been updated recently by the current owners
- Fabulous extended kitchen/dining/day room with bi fold doors to the garden and lantern sky light
- Stunning kitchen fitted in a range of contrasting pale olive and off white Shaker style units with rose gold coloured handles, work tops over and fitted with integrated induction hob with built in extractor, 2 ovens, dishwasher, butler sink and space for American style fridge/freezer (could be included in the sale) Underfloor heating and tiled floors, built in storage cupboards to one wall house the washing machine and has space for tumble dryer
- Welcoming entrance hall with part panelled walls, engineered oak flooring (that continues into the lounge) and fabulous cloakroom!
- Lounge having a central fireplace with electric log burner, and recesses either side with built in cupboards and display shelving
- Attractive bathroom with a 4 piece suite with black fittings to comprise central bath, walk in double shower, wash basin set on a wooden vanity unit and wc.
- Approximately 80' x 40' mature, secluded and well established westerly facing garden having a patio and steps to a lawned garden.
- Detached garage and driveway with parking for 3 cars
- Double glazing and gas central heating via Victorian style radiators
- Within 500 m of Branksome Recreation Ground

This lovely home is set in a sought-after location conveniently positioned in Branksome being under 3 miles to Bournemouth and 3.5 miles to Poole. Coy Pond is a 15-20 minute walk or a 3 minute drive with its beautiful gardens and stream. A local corner shop is a hundred yards away and Branksome Recreation Park is approximately 500 yards away. The shops at Ashley Road are a mile away along with Branksome station. Bishop Aldhelm's CE primary school is under half a mile away and a little beyond is Talbot Heath nature reserve.

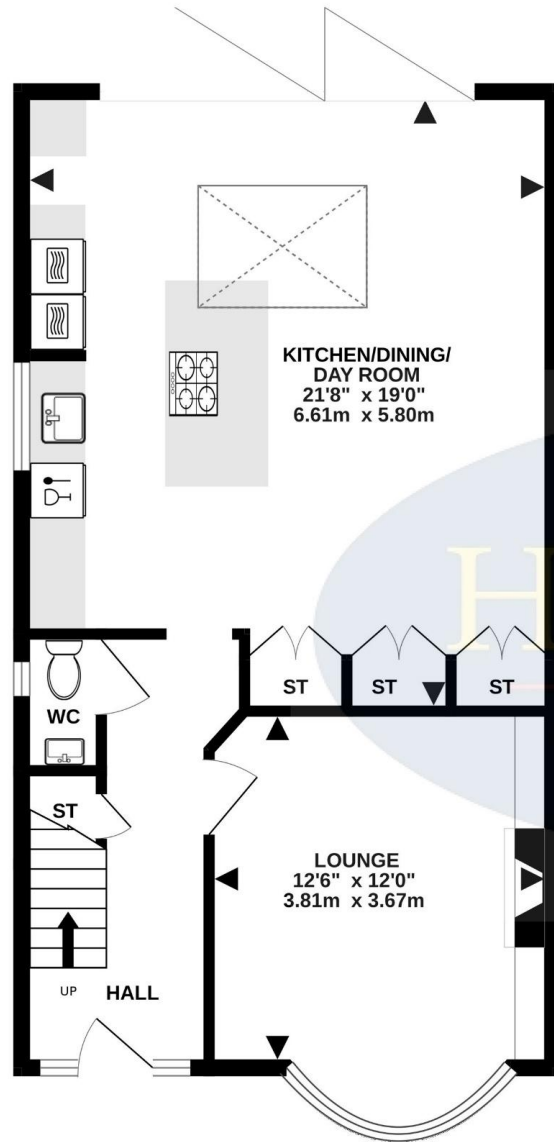
COUNCIL TAX BAND: D

EPC RATE: D

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.







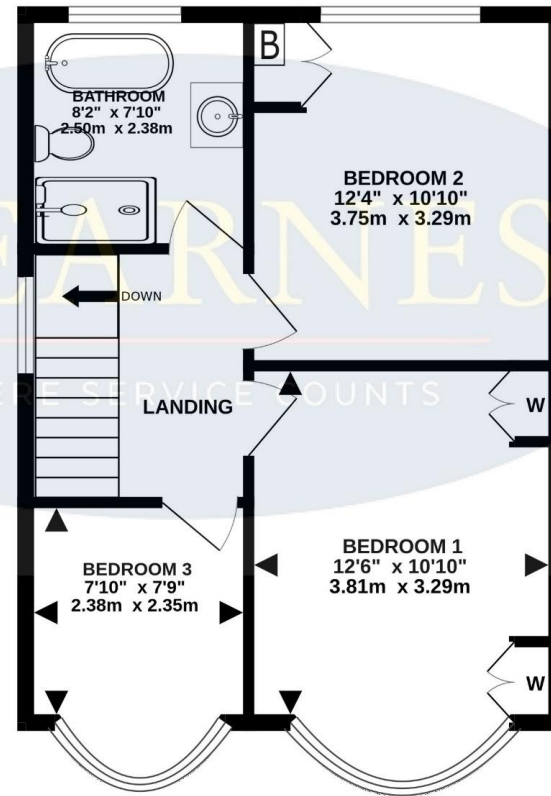
GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

INCLUDING OUTBUILDING

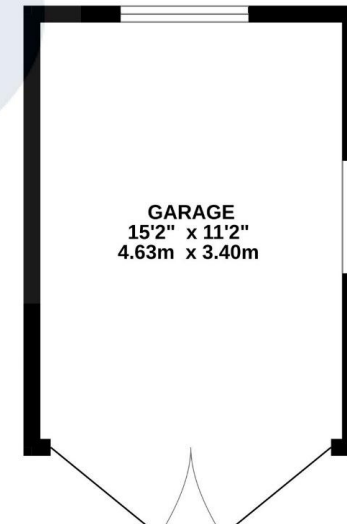
TOTAL FLOOR AREA : 1293 sq.ft. (120.1 sq.m.) approx.

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.

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1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



OUTBUILDING
169 sq.ft. (15.7 sq.m.) approx.





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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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