

TO LET

43 Sherwood Avenue, Poole, Dorset
BH14 8DH



PHILIPPA SOLE



£3,490 pcm

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5 bedrooms

3 bathrooms (2 en-suite)

Walking distance to Ashely Cross

Close to Whitecliff Harbourside park

Open plan living

Furnished

Available from end of July

Council tax band D £2055

About this property

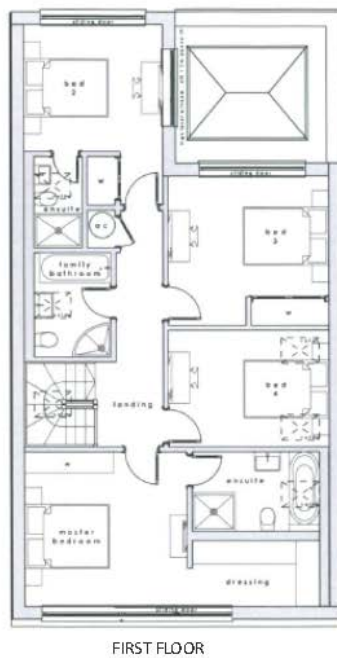
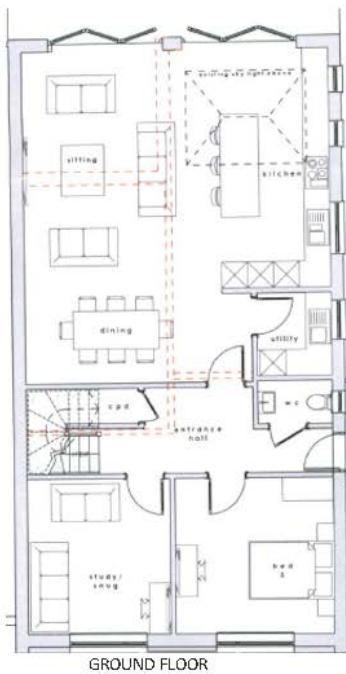
Luxurious five bedroom, 2 ensuite detached property offered fully furnished. Open plan living with level southeast facing garden- Located in a quiet Road with off road parking within walking distance to Ashley Cross & Whitecliff Harbourside park. Pets considered.

This bright and airy detached family home offers spacious and flexible living. Boasting a modern open plan living area with contemporary kitchen leading onto a sunny level garden. A choice of two ground floor reception rooms/ bedrooms. The principle bedroom has an ensuite and dressing area in addition to 3 further bedrooms and family bathroom. The enclosed garden comes complete with garden furniture to enjoy the beautiful weather. To the front of the property is off road parking for two cars. Well behaved Pets are considered.

Location

At the end of the road is the very popular Whitecliff Harbourside Park with children's play area, a running and cycle path leading all the way to historic Poole Quay and Parkstone Bay Marina/restaurant. In the opposite direction, also walking distance, is fashionable Ashley Cross with bakeries, cafes, restaurants and bars centres around The Green. The property falls within both Lilliput and Baden Powell school catchment and the beaches at Sandbanks are only a 10 minute drive or 20 minute cycle.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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