



**Western Avenue,
Branksome Park, BH13**

B E R K E L E Y S

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A large detached property situated on a premier road with a one acre plot; offering potential to extend, remodel or redevelop (subject to planning permission)

Guide Price **£1,300,000** Freehold

The property is situated in the highly sought after location of Branksome Park, within walking distance of Branksome Chine with its stunning Blue Flag beach and promenade. Local amenities are found nearby with Westbourne and Canford Cliffs Village's both offering shops, restaurants and bars.

Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications.



This spacious property currently provides accommodation measuring approximately 4,551 sq.ft.

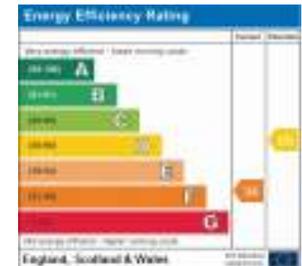
- Large entrance hallway
- Fitted kitchen/breakfast room with access through to a further reception room (snug)
- Spacious split level lounge/diner with doors onto the rear garden
- Five bedrooms
- Four bathrooms and separate cloakroom (one en suite)
- Dressing room to master bedroom
- Gas fired central heating
- Garage and carport
- Large established gardens measuring 1.052 acres
- Driveway
- Potential to extend, remodel or rebuild (subject to planning permission)
- Council tax band H

(Correct at time of print)





TOTAL ABOVE FLOOR AREA (BUILT UP) (SQ. FT.) (SQ. M)
 Whilst every attempt has been made to ensure the accuracy of the floor area measured here, measurements of rooms, walls, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. It is advised that prospective purchasers should be made to check the measurements personally. The contents, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency when first given.
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