



**Elms Avenue, Lilliput,  
Poole, Dorset, BH14**

**B E R K E L E Y S**

PROPERTY AGENTS · CHARTERED SURVEYORS · EST 1991



A stunning family home situated in the popular location of Lilliput within level walking distance of local amenities

**£ 1,350,000** Freehold

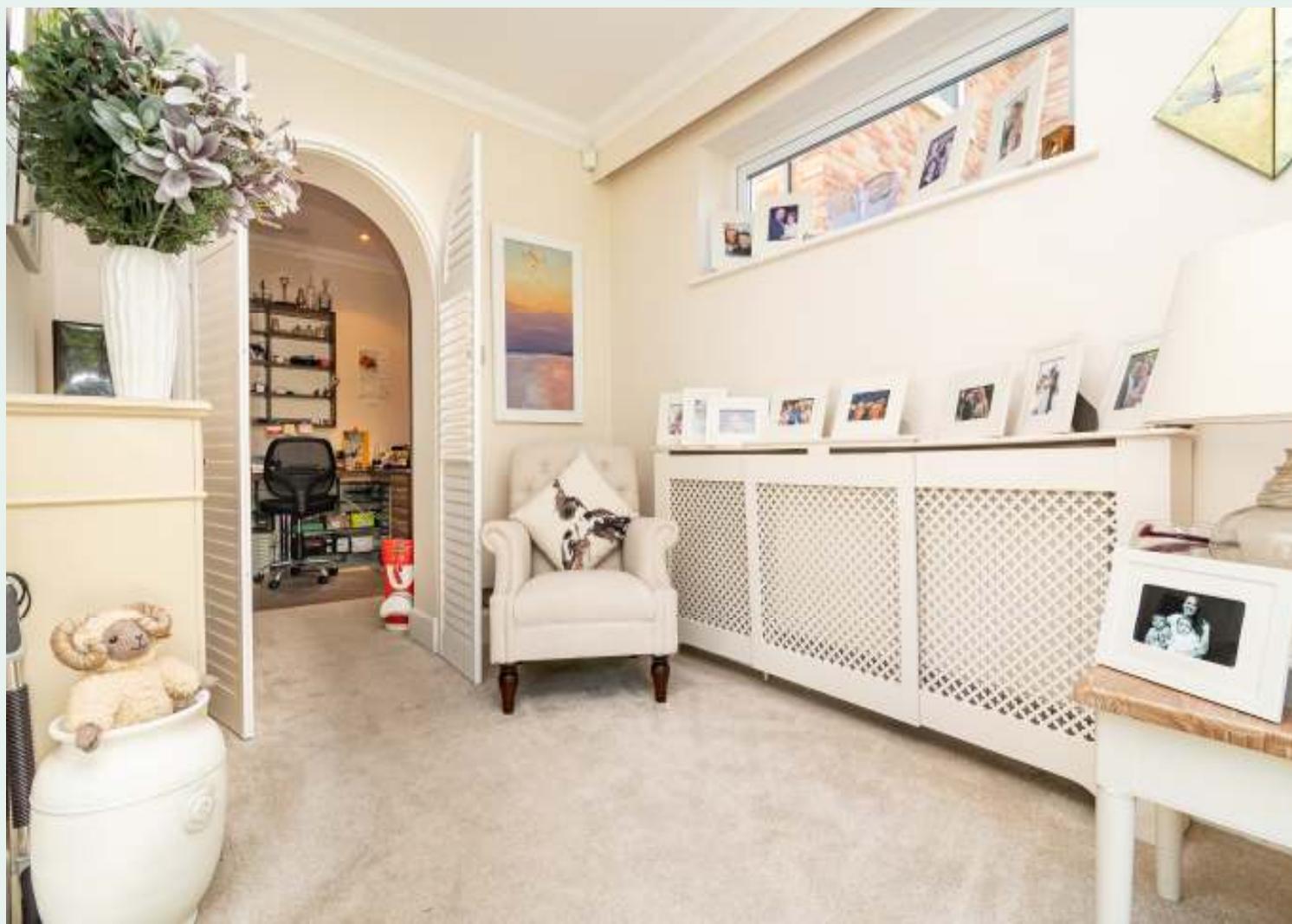
Elms Avenue is a sought-after road within this highly regarded area and falls under the catchment of Lilliput First School and Baden Powell. Lilliput shopping parade offering an array of amenities is approximately  $\frac{1}{4}$  of a mile from the property as is Salterns Marina with its hotel, bar and restaurant. The shores of Poole Harbour themselves are nearby and the chain ferry at Sandbanks is approximately 2 miles away providing access to the Isle of Purbeck and Jurassic Coast.



This delightful property is situated in Lilliput's premier avenues within the catchment area for Lilliput Primary School and Baden Powell. The accommodation extends to approximately 2632sq.ft, and enjoys some glimpses of the Blue Lagoon.

- Entrance Hallway
- Large living room with access onto landscaped garden
- Office/study
- Cinema Room/Snug
- Dining Room with bay window
- Fitted kitchen with integrated appliances
- Utility Room
- Cloakroom
- Master bedroom with dressing area and en-suite
- Bedroom two with en-suite
- Bedroom three with walk-in storage area
- Bedroom four
- Family bathroom
- Double glazed windows throughout
- Gas fired central heating
- Council tax band G

(Correct at time of print)



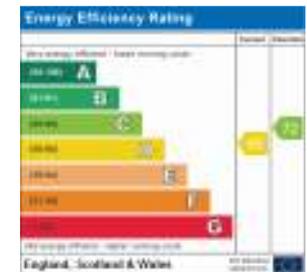


## 12 Elms Avenue



### GROSS INTERNAL AREA

GROUND FLOOR:	1421 sq ft (132 sq.m.)
FIRST FLOOR:	1211 sq ft (112 sq.m.)
TOTAL:	2632 sq ft (244 sq.m.)



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