

Sherwood Avenue, BH14



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What it's got.

Situated in Whitecliff, this well-proportioned three-bedroom family home offers generous living accommodation, excellent potential, and a wonderful mature sunny garden, all within easy reach of local amenities, Whitecliff Park, Ashley Cross and Poole Harbour.

The ground floor comprises a welcoming entrance porch and hallway leading to a spacious living room, a separate dining room perfect for entertaining, and a fitted kitchen with access to the rear garden. A convenient ground floor WC completes the accommodation.

Upstairs, the property offers three bedrooms, including two generous doubles and a good-sized single perfect for an office space with a great aspect looking onto the garden and trees beyond.

One of the standout features of this home is the large, mature sunny rear garden, providing an excellent degree of privacy and an ideal space for families, outdoor dining or gardening enthusiasts. To the front, a private driveway provides off-road parking for multiple vehicles.

This attractive home would make an ideal purchase for families, those looking to upsize or buyers seeking a property of good size now but with potential to add in the future STPP.





What the owner says.

“We have loved living on Sherwood Avenue. The street has a lovely community feel, and it has been a fantastic location for family life, water sports and dog walking. We have made lifelong friends here. Our favourite memories include summer barbecues and slow mornings in the garden. The garden is private and secluded, with a beautiful oak tree, spring blossom from the hawthorn tree and bird song in the mornings. It has been a very happy home for us

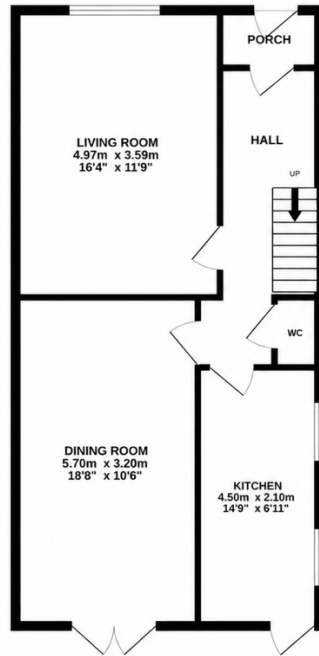


Where it is.

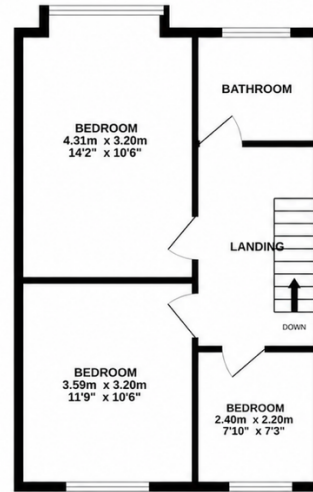
Positioned in a popular location just a few minutes walk to the Harbourside. You can easily walk to local amenities of Whitecliff parade and in turn Ashley Cross with its array for fashionable bars, trendy bistros and amenities. The award-winning beaches of Sandbanks are in easy reach and Poole town centre is just a short drive away. The property also is within the sought after Baden Powell Junior school and Lilliput infant school catchment.



GROUND FLOOR
56.7 sq.m. (610 sq.ft.) approx.



1ST FLOOR
44.2 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA: 100.9 sq.m. (1086 sq.ft.) 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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Technical bits.

- 3 Bedrooms + 1 Bathroom
- Large driveway with multiple parking spaces
- Great location, a short walk from Whitecliff park and Parkstone Yacht club
- Council tax band – E
- Beautiful large sunny rear garden
- Downstairs W/C
- Approx 1086 Sq.ft. of accommodation
- EPC - D

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