



TOWER DENE, TOWER ROAD, POOLE, BH13

£1,000,000 FREEHOLD

An exceptionally spacious four bedroom town house situated within Branksome Park just a short walk away from the local award winning beaches. This spacious home includes a large double garage, plenty of parking and extensive mature gardens to the front and rear. The original house, Tower Dene has fairly recently been tastefully rebuilt to be four town houses, each with their own freehold property with a shared drive giving access to the double garages at the rear.

Four Bedrooms | Town House | Three Bathrooms | Flexible
Accommodation | Large Gardens | Desirable Road | Boarded Loft | Double
Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

One of Poole's most affluent areas alongside Sandbanks and Canford Cliffs and is predominantly a conservation area covering several hundred acres to the west of Bournemouth, an area known for its outstanding natural beauty with tree-lined avenues with pines and rhododendrons. Branksome Park also offers short walks to the award winning blue flag beaches at Branksome Chine which stretch to Sandbanks in one direction and all the way to Hengistbury Head in the other. There is also the popular Branksome Beach Restaurant situated on the beach at Branksome Dene.

Westbourne & Canford Cliffs villages are within walking distance. Bournemouth town centre is also easily commutable and offers a more diverse range of high street shops and an extensive range of leisure facilities.

The Bournemouth Wessex Way is very close and gives access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service. There is a bus stop outside the property which makes transport to Swanage or Bournemouth extremely convenient.



DESCRIPTION

The property is accessed via a side pathway which leads to the front door. The hallway is spacious with doors to principal rooms as well as a useful understairs storage cupboard, utility room and WC. The kitchen breakfast room includes a range of base and eye level work units with space and plumbing for domestic appliances with views over the front gardens. The dining room has ample space for a table and chairs with doors leading through to the conservatory.

The spacious living room is situated on the first floor with large windows overlooking the west facing front garden accessed via double doors off the landing. Two of the four bedrooms can also be found on the first floor, one of which is currently used as an office. The family bathroom comprises panelled bath, bidet, WC and wash hand basin.

The top floor comprises the master bedroom and bedroom two. Both of which have the added benefit of en suite shower room to bedroom two and an en suite bathroom to the master bedroom. The upstairs landing also houses two useful storage cupboards and access to the boarded loft.

The extensive mature gardens, mainly laid to lawn, are home to an interesting selection of trees, shrubs and plants. The garage has a window overlooking the rear garden, with an adjacent doorway.

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



2ND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1777 sq.ft. (165.1 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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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: G

TENURE: Freehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Four Bedrooms
- Town House
- Three Bathrooms
- Flexible Accommodation
- Large Gardens
- Desirable Road
- Boarded Loft
- Double Garage