



Heatherlands, St Aldhelms Close, Branksome Park, BH13 6BW

B E R K E L E Y S

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A rare, highly valuable opportunity offering multiple strategies to add significant value. The current home sits on a prestigious road, located in the heart of Branksome Park.

Offers in the region of £1,800,000 Freehold

The property is situated in the heart of Branksome Park, a short walk away from Westbourne offering shops, restaurants and bars close to the award-winning Blue Flag beach and promenade. Local amenities are found nearby.

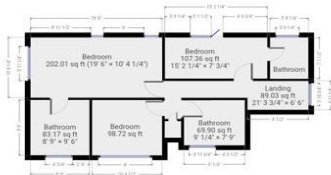
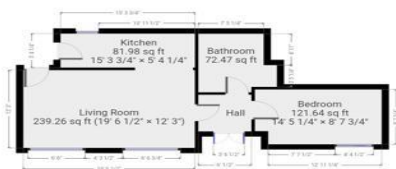
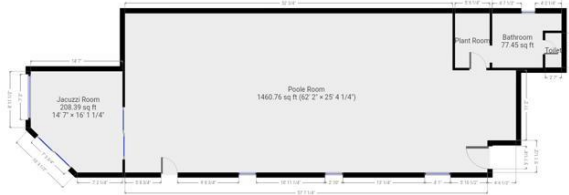
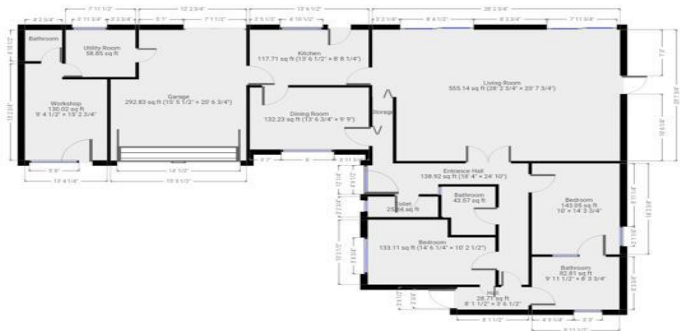
Poole Harbour offering a broad range of water sports and marinas and Parkstone Championship Golf Course are both within very easy access. The location is further enhanced by excellent road and rail communications



- Extension, re development, reconfiguration, renovation, and land banking potential some STPP.
- Plot size circa 0.75 acres with 100 plus ft frontage.
- Current dwellings occupy circa 5,500sq.ft footprint and amount to circa 6,200sq.ft floor area
- Main front property comprises; Reception Hall, separate living room with snug area, dining room/living room and kitchen, downstairs W/C, three double bedrooms, two with ensuite's and a separate main family bathroom.
- Rear of the property comprises, Entrance Hall, living room, kitchen/dining room, utility room, integral garage, workshop with bathroom, three bedrooms, a separate living room and kitchen and family bathroom.

(Correct at time of print)





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