



Family home situated in premier road

Anthony's Avenue, Lilliput, Poole, BH14

Guide Price £975,000 Freehold



One reception room • Four bedrooms • 3.5 bath/shower rooms
• Kitchen/Dining/Living Room • Utility Room • Garage

Local Information

Lilliput shops 500 metres

Sandbanks 0.9 miles

Poole Harbour 1.3 miles

Bournemouth centre 3.6 miles

Bournemouth Airport 8.9 miles

London 110 miles (2 hours by train)

All times and distances are approximate.

About this property

Savills are delighted to offer for sale this bright and spacious detached property located in a quiet and highly sought after road within the popular residential area of Lilliput, with the picturesque Poole Harbour just under half a mile away.

The property spans a total of 1874 square feet of accommodation arranged over three floors. The property is now circa 18 years old and is presented very well throughout. Due to the superb location and accommodation on offer, this property could suit a wide range of buyers from a young family or downsizers to holiday home buyers or investors. Throughout, the property has a very spacious feeling and is flooded with natural light.

The ground floor boasts a very impressive open plan kitchen, dining and living space measuring over 36 ft in length, with a conservatory that provides an additional living space and access out to the large patio area. The well-appointed kitchen is contemporary in design and has ample eye and base level units plus built in appliances. In addition, there is a very practical utility room with door onto the rear garden.

Also, on this level is a downstairs WC and integral garage.

The first floor consists of three bedrooms in total. Bedrooms three and four are at the rear of the property overlooking the garden and bedroom two is at the front of the property with its own en suite shower room. The main bedroom suite and bathroom is located on the top floor. This includes a very large and useful walk in storage area off the en suite bathroom.

To the outside, there is a southerly facing, lawned rear garden with large patio area, ideal for entertaining and dining al fresco. There is also parking for ample cars on the drive way.

To fully appreciate the property, we would strongly advise an in-person viewing. We anticipate this property will be very popular due to its condition and location so please do register your interest as soon as possible.

Tenure

Freehold

Local Authority

BCP Council

Council Tax Band = Registered for business rates and will need to be returned to residential council tax.

Energy Performance

EPC Rating = C

Viewing

All viewings by prior arrangement through Savills Canford Cliffs Office. Telephone: +44 (0) 1202 708 888.





Approximate Area = 160.5 sq m / 1728 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 174.1 sq m / 1874 sq ft
 Including Limited Use Area (10.6 sq m / 114 sq ft)
 For identification only. Not to scale.
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Ground Floor
 First Floor
 Second Floor
 Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 306450

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England, Scotland & Wales	EU Directive 2002/91/EC	

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