



HEARNES
WHERE SERVICE COUNTS

**Avalon, Lilliput
Poole, Dorset, BH14 8HT**

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Freehold Price £780,000

A deceptively spacious 3 double bedroom, 2 bathroom bungalow with integral double garage, conservatory and a south westerly garden. The bungalow is set in a prime residential location just a few hundred yards from the viewpoint at Evening Hill where there are beautiful views over Poole Harbour and Sandbanks. Lilliput village is just 500 yards along the road and Compton Acres is only one mile away. The spacious accommodation includes 2 bathrooms (one en suite) plus an additional cloakroom, large entrance hall, god size kitchen and separate utility room and a generous lounge/dining room.

- A spacious 3 double bedroom bungalow
- Set in a quiet cul de sac location
- Generous lounge/dining room overlooking the private south westerly garden
- Good size fitted kitchen with a good range of units and work surfaces, double oven, gas hob, integrated fridge/freezer and dishwasher
- Separate utility room with sink and plumbing for washing machine
- Large south westerly facing Conservatory
- Separate cloakroom
- Mature south westerly facing 50ft x 30ft garden which catches the afternoon and evening sun with timber fence surround.
- Double width driveway providing parking for 4 cars
- Integral double garage with electric up and over door, personal door to conservatory, power and light
- Plenty of storage including 2 storage cupboards in entrance hall
- Double glazing and gas central heating

The location of this home is a key factor of its popularity with Lilliput offering a range of shops and eateries as well as Salterns Marina. Poole is within 2.5 miles with its wide range of shops, cafes, bars and restaurants. The nearest train stations (Branksome or Poole) are within 3 miles and the beautiful peninsular beaches of Sandbanks with its beachside cafes and upmarket restaurants and hotels are just over a mile away. Canford Cliffs Village is just one and a half miles away, once again offering a diverse range of shops. This location really is ideal, being accessible to so many local centres and attractions, yet offering a tranquil setting.

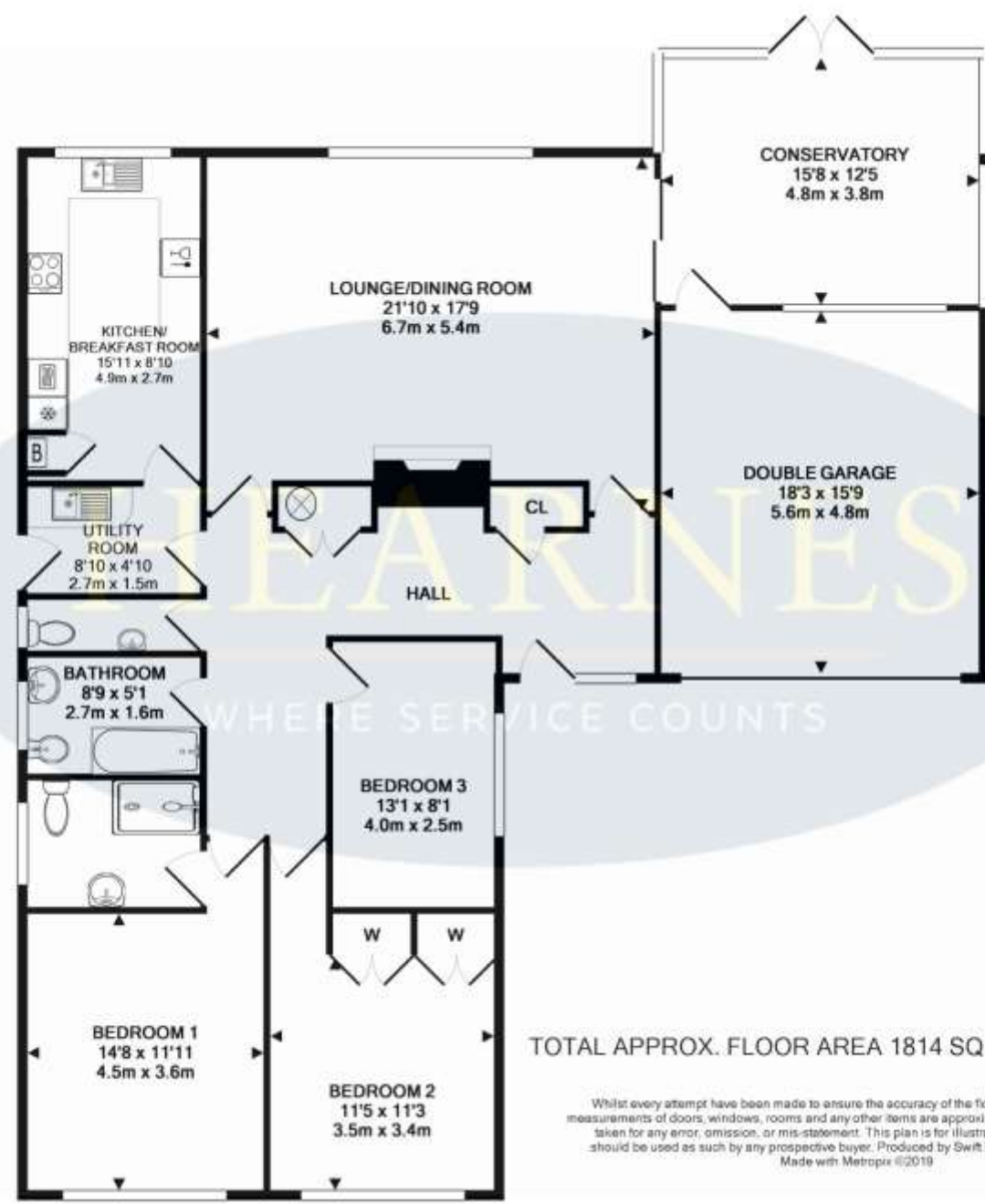
COUNCIL TAX BAND: G

EPC RATE: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







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TOTAL APPROX. FLOOR AREA 1814 SQ.FT. (168.6 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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Evening Hill



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