



**HEARNES**  
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**St Brelades Avenue, Alderney  
Poole, Dorset, BH12 4JR**

# St Brelades Avenue, Alderney, Poole, Dorset, BH12 4JR

## Freehold Price OIEO £300,000

First time on the market in 40 years for this superb extended 3/4 double bedroom bungalow with a recently updated kitchen and a lovely south west facing garden. St Brelades Avenue is a quiet residential avenue of predominately detached bungalows set opposite The Bourne Valley Nature Reserve in the popular area of Alderney. Located 160 meters from the local bus stop with routes to Poole and Bournemouth and less than a mile from local shops.

- Detached bungalow located opposite Bourne Valley Nature Reserve
- Current owners have lived here for over 40 years due to the quiet and convenient location
- 3 double bedrooms
- Generous 23'2" x 12'5" lounge/dining room
- Contemporary Magnet kitchen, installed 2 years ago with a range of bamboo style units including 2 carousel units, gas hob and an integrated oven
- New boiler – installed 3 years ago with a Hive operated system
- Double glazing
- Generous 18' 6" x 10' garage
- Large patio area at the rear which catches the sun throughout the day
- Within ½ a mile of local shops on Ringwood Road

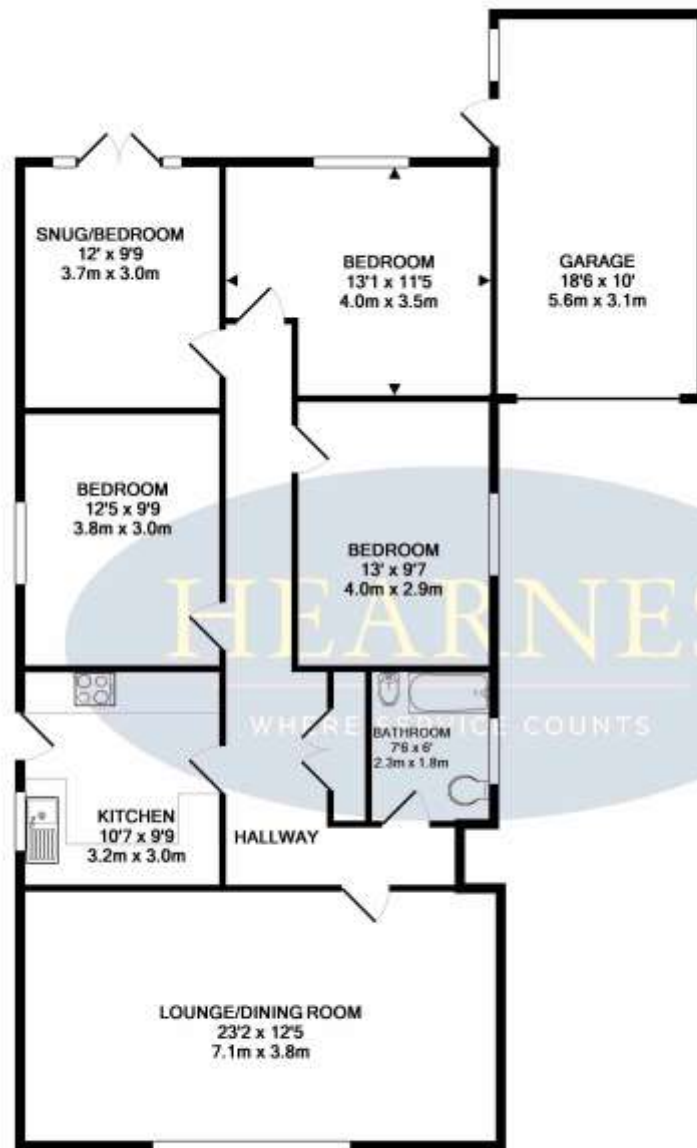
St Brelades Avenue is situated just over a mile away from Knighton Heath Golf Club and 4 miles from Poole Quay with bars, cafes, restaurants and a wide range of shops. More local shops are available in Ashley Road including a large Waitrose store just over 2 miles away.

COUNCIL TAX BAND: C

EPC RATING: C

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





TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.5 SQ.M.)

Whilst every attempt has 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 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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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, RINGWOOD & WIMBORNE

