



90 Woodlands Avenue, Hamworthy, Poole, Dorset, BH15 4EF

Asking Price £595,000

- Three Double Bedrooms
- Amazing Harbour Views
- Landscaped Rear Garden
- Spacious Throughout
- Two Bath/Shower Rooms
- Detached Chalet
- Waterside Home
- Well Presented
- Ample Driveway
- Rare Opportunity



# 90 Woodlands Avenue, Poole BH15 4EF

We are delighted to offer for sale this detached family home with incredible views over Cobbs Quay and Holes Bay, an inlet of Poole Harbour.



3



2



1



E

Council Tax Band: D



### Woodlands Avenue

This well presented three double bedroom chalet bungalow occupies a truly enviable waterside position, enjoying direct access to the harbour and breathtaking panoramic views across Holes Bay. The living room is a real focal point of the home, looking directly out over the water and providing a light filled space from which to enjoy the ever changing coastal scenery. A dedicated dining area offers an ideal setting for entertaining, while the overall layout provides generous and versatile accommodation throughout.

Bedroom one is a particular highlight, benefiting from the best views in the house and enjoying a stunning outlook across the bay. The remaining double bedrooms are also well proportioned, making the property suitable for families, guests, or those seeking flexible living arrangements. The accommodation is further complemented by two bath/shower rooms, adding convenience for both everyday living and visiting guests.

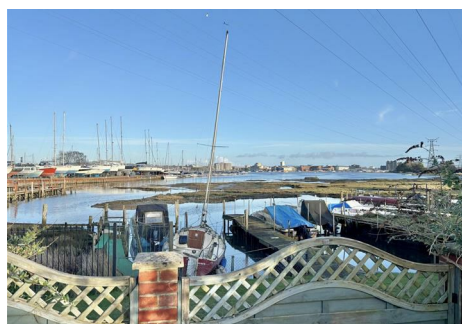
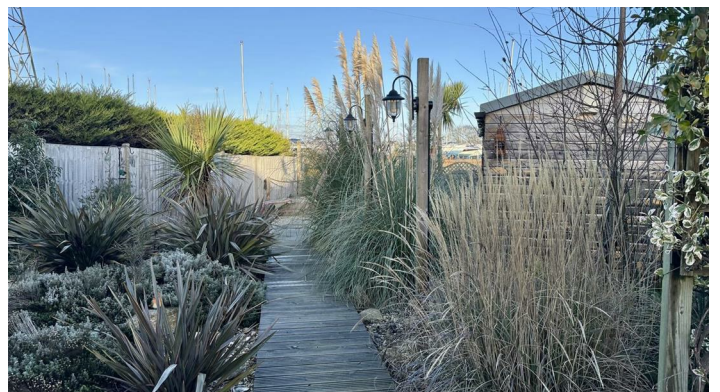
Externally, the property offers parking for several vehicles along with the added benefits of a workshop and garden shed, providing excellent storage and practical space. The exceptional waterside location creates a peaceful and scenic environment, perfect for those seeking a relaxed coastal lifestyle while remaining within easy reach of local amenities. Rarely does a home with direct harbour access and such impressive views come to market, making this a truly appealing opportunity.

For more information, or to arrange a viewing, please call our Upton office.













## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

