PS

34 Bingham Avenue, Poole, Lilliput, Poole, BH14 8NE

£645,000

34 Bingham Avenue

Built in 1921 as the former local police house, this distinctive Lilliput home combines period character with a thoughtfully extended and modernised layout. Private established gardens surround the house, complemented by two separate vehicular approaches. The main driveway from Bingham Avenue leads directly to the covered entrance porch, while gated access from Lilliput Road opens onto additional hardstanding with useful potential for boat storage. Three double bedrooms include a ground floor principal suite opening directly onto the garden. Offered with no forward chain.

- Built in 1921 as the former local police house
- Ground floor principal suite with dressing area, en suite and garden access
- L shaped sitting and dining room with open fireplace
- Private established gardens with outdoor storage sheds
- Two separate vehicular approaches
- Additional parking with potential for boat storage
- Approximately half a mile from Sandbanks
- Offered with no forward chain
- Internal area of approximately 1269 sq. ft.
- Council Tax Band E: £ 2,933.31
- EPC Rating: D

ABOUT THE PROPERTY

The driveway from Bingham Avenue creates the principal approach to the house, leading directly to a covered entrance porch and welcoming reception hall with useful understairs storage.

The L shaped sitting and dining room extends across the front and rear of the house, allowing each area to feel defined while remaining comfortably connected. An open fireplace provides a focal point within the sitting area, while the dining space accommodates a substantial table and enjoys an outlook towards the rear garden.

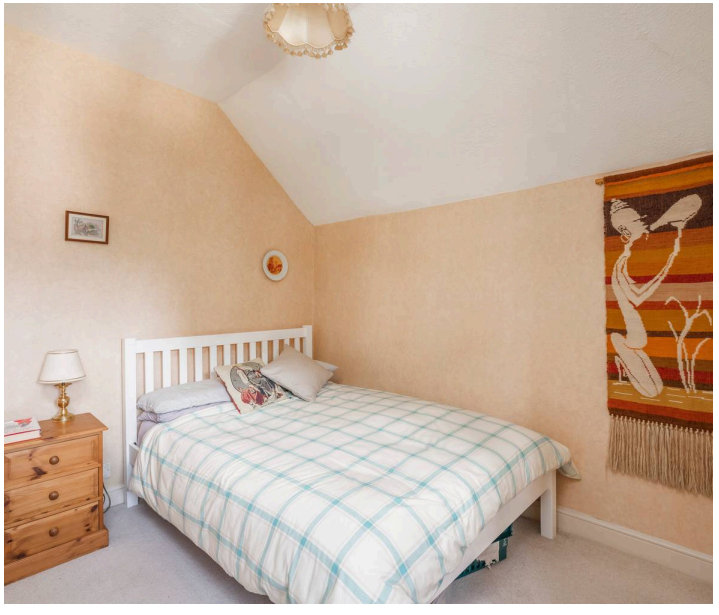
The traditionally styled kitchen, with the original stable door, provides an extensive range of cabinetry and work surfaces, integrated appliances and space for informal breakfast dining. Access to the side of the house adds further practicality. A defining feature of the accommodation is the ground floor principal bedroom. Positioned at the rear, it incorporates a dressing area and en suite shower room, with direct access onto the garden. Its separation from the remaining bedrooms creates a flexible arrangement for family life or visiting guests.

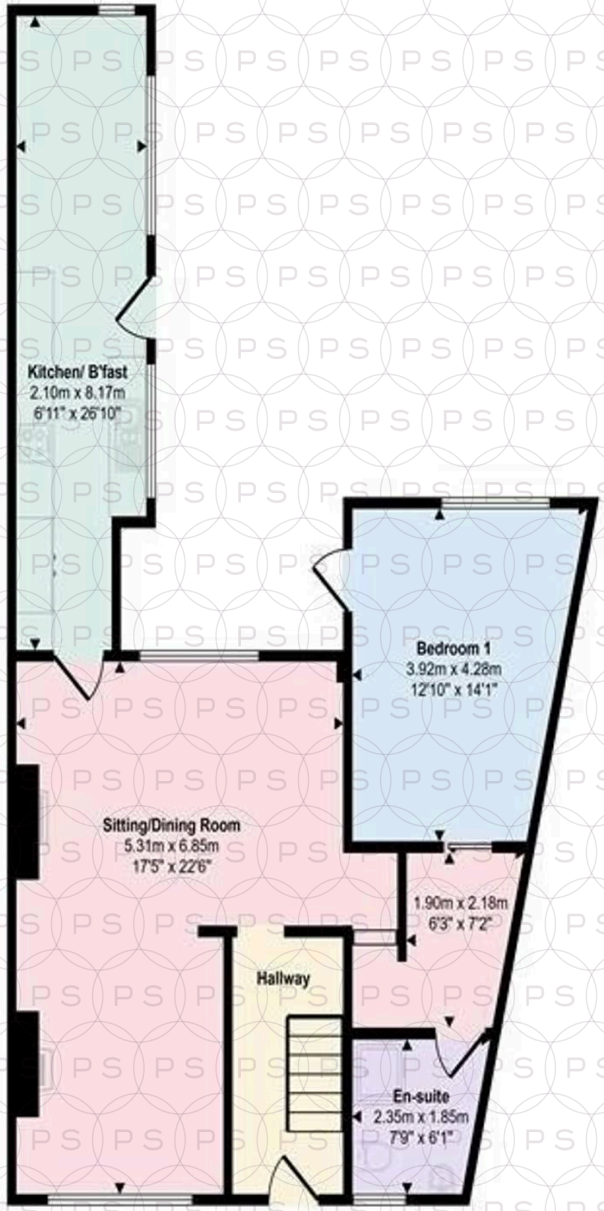
Upstairs, two further well proportioned double bedrooms incorporate fitted furniture and are served by the family bathroom.

The private gardens are predominantly laid to lawn with mature planted borders and outdoor storage sheds. Two separate vehicular approaches add considerable flexibility. The Bingham Avenue driveway leads directly to the covered entrance porch, while separate gated access from Lilliput Road opens onto additional hardstanding, providing further parking and potential space for boat storage.

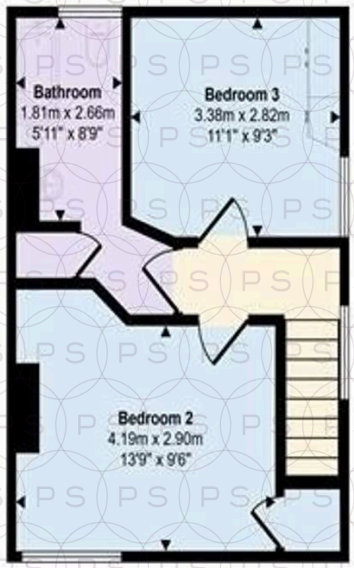
LOCATION

Lilliput offers cafés, restaurants, shops and everyday amenities, with Poole Harbour, Parkstone Golf Club and Evening Hill nearby. Sandbanks is approximately half a mile away. Local rail connections provide direct services to London Waterloo, while Lilliput First School is also within the area.





Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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