



8 Clarendon Road, Broadstone BH18 9HX

Situated in the heart of Broadstone is this three bedroom detached family home offered for sale for the first time in over 60 years with large gardens.

EPC: TBC Council Tax Band: D PRICE GUIDE: £535,000 Freehold







Key Features

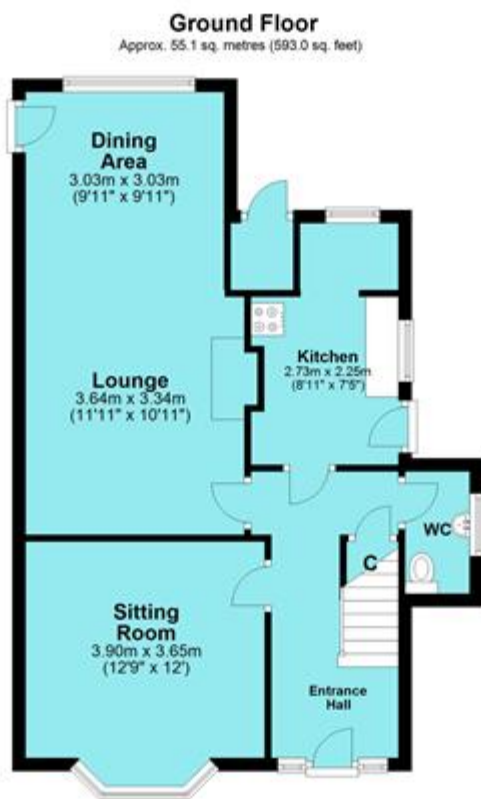
- THREE BEDROOM DETACHED HOUSE
- POTENTIAL TO EXTEND OR IMPROVE
- TWO RECEPTIONS
- CLOAKROOM
- FAMILY BATHROOM
- RECENTLY INSTALLED GAS FIRED HEATING
- GARAGE & GARAGE SIZE STORAGE SHED
- LARGE PLOT OF 0.19 OF AN ACRE
- RE-DEVELOPMENT POTENTIAL STPP
- NO FORWARD CHAIN

The Property

Located just a moment's walk from the centre of Broadstone and popular schooling for all age groups is this detached character home situated in a plot of 0.19 of an acre. The house has great potential to extend and improve or also the possibility of redevelopment.

The current accommodation comprises of a reception hall with cloakroom, lounge/dining room, second sitting room, kitchen, the first floor landing then accesses three bedrooms and the bathroom.

The house has gas fired heating with radiators which was installed within the last year and some of the electrics have also been updated. The house is situated on a wide plot with the garage to the left hand side and to the right hand side a garage size timber store. Directly to the rear of the house there is an area of lawn with well stocked and established flower and shrub borders. There is a substantial central border with ornamental conifers and fruit trees which then leads through to the rear of the garden which has been laid to lawn and left in a more natural state and there are two further timber stores.



Total area: approx. 95.5 sq. metres (1027.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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