



22 Henbury View Road, Corfe Mullen BH21 3TT

A spacious, four bedroom, detached family home situated in a quiet cul-de-sac and benefiting from a double garage.

EPC: 63 Council Tax Band: E Price: £460,000 Freehold

 **4**  **2**  **2**





Key Features

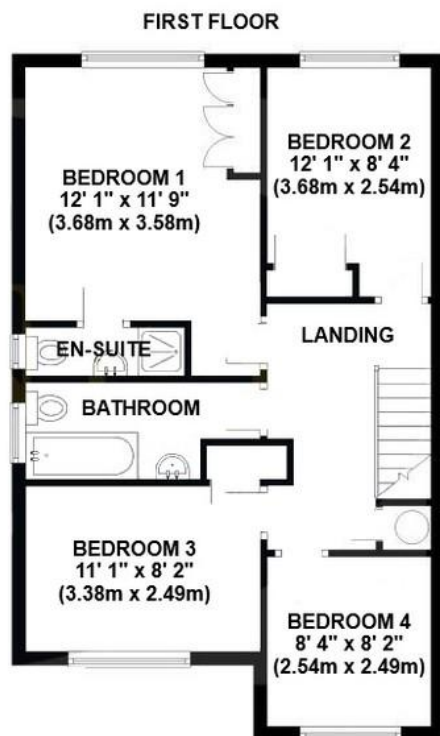
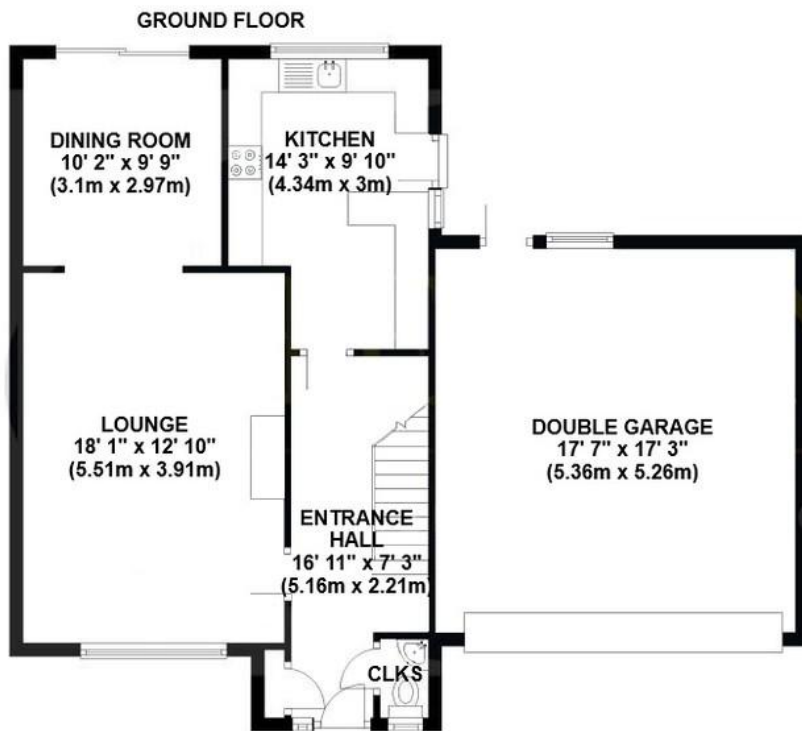
- POPULAR LOCATION
- FOUR BEDROOMS THREE HAVING FITTED WARDROBES
- TWO RECEPTION ROOMS
- EN-SUITE SHOWER ROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING WITH MODERN BOILER
- DOUBLE GARAGE WITH ELECTRIC ROLLER DOOR
- CLOSE PROXIMITY TO POPULAR SCHOOLING FOR ALL AGE GROUPS
- UPDATED LIGHTING & CONSUMER UNIT

The Property

Situated in a quiet and established cul-de-sac is this generous four bedroom detached family home, within easy reach of popular schooling for all age groups and slightly further afield are the boys' and girls' grammar schools. Corfe Mullen has a number of amenities including doctors, dentists, public houses, supermarket and a private health club. Within easy reach of the property there is excellent walking and the larger centres of Poole and Wimborne can be easily reached by car or bus.

The accommodation comprises of a good size reception hall with ground floor cloakroom, lounge and separate dining, and a kitchen. To the first floor there is a generous galleried landing leading to the four bedrooms, the en-suite shower room and family bathroom.

A driveway provides off road parking and leads to the detached double garage with electric roller door and the rear garden has been predominantly laid to a number of patio areas with established borders.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales <small>EU Directive 2002/91/EC</small>		
<small>WWW.EPC4U.COM</small>		

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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