



1 Brookdale Close, Broadstone BH18 9AA

A rare opportunity to acquire a spacious, three bedroom detached bungalow with an impressive living room located within a moment's walk of the centre of Broadstone.

EPC: TBC **Council Tax Band:** E **Price:** £560,000 Freehold

 **3**
 **2**
 **1**





Key Features

- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CENTRAL LOCATION
- DOUBLE GARAGE
- GENEROUS GARDENS
- EN-SUITE SHOWER ROOM
- MAIN BATHROOM & SEPARATE WC
- CONSERVATORY
- LARGE LOUNGE/DINING ROOM
- THREE BEDROOMS

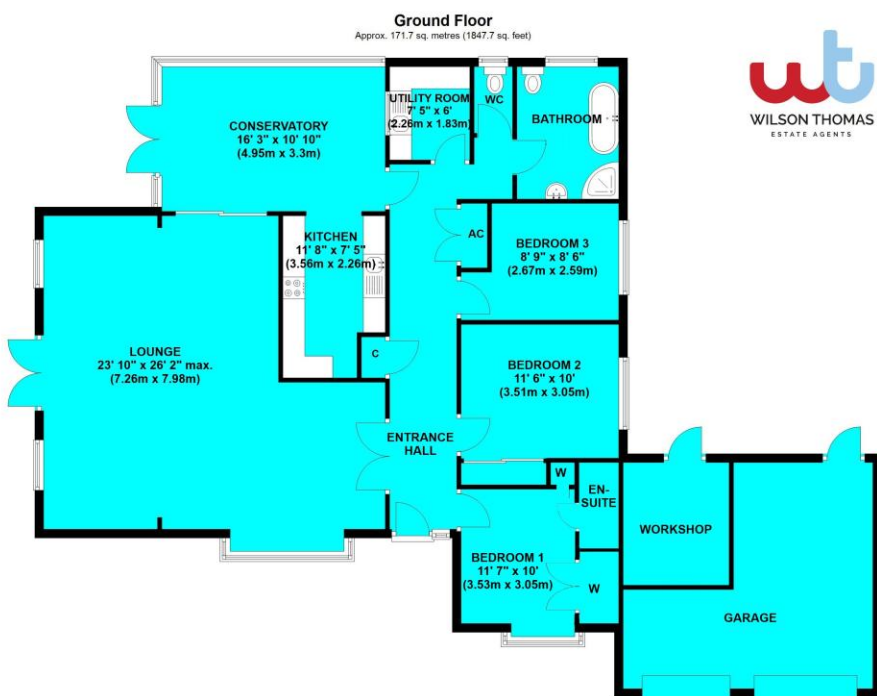
The Property

Situated in the heart of Broadstone is this spacious detached bungalow enjoying well kept gardens that extend to all sides of the property.

The accommodation comprises of a generous reception hall with double doors opening to an impressive lounge/dining room with windows to the front and side aspect and French doors to the garden. There is then a kitchen opening to a conservatory and separate utility room. The master bedroom has an en-suite shower room, there are two further bedrooms and then a

bathroom with a bath and separate shower cubicle and a separate WC.

The gardens form a particular feature and have been well maintained. A tarmac driveway provides off road parking for a number of vehicles and leads to the double garage which has been partly subdivided to provide a workshop. The gardens then extend to both sides and rear being predominantly laid to lawn with established specimen shrubs. Also located within the garden is a greenhouse and shed.



Total area: approx. 171.7 sq. metres (1847.7 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 and 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		
(69-80) C		
(55-68) D		
(39-54) E	57	72
(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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