



30 Anvil Crescent, Broadstone BH18 9DY

The opportunity to acquire a spacious, four bedroom, two bathroom versatile family home set on a good size plot, located within walking distance of renowned local schools and Broadstone high street. Offered for sale with No Forward Chain.

EPC: 66 Council Tax Band: D

£529,950 Freehold

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





Key Features

- FOUR BEDROOMS
- TWO BATHROOMS
- EXCELLENT LIVING ROOM WITH WOOD BURNER
- SUPERB KITCHEN/DINING ROOM
- DOUBLE GLAZED WINDOWS
- HOME OFFICE IF REQUIRED
- DOUBLE GARAGE
- GOOD SIZE, WELL STOCKED, MATURE, SECLUDED GARDENS
- PRIME LOCATION
- NO FORWARD CHAIN

THE PROPERTY Upon entering one will find a spacious entrance hall which serves all ground floor rooms. There is an excellent living room to the front of the property with feature fireplace and wood burner. There is a picture window, together with side window affording a high degree of natural light. A notable feature is the superb kitchen/dining room which has French doors leading out to the rear garden. The kitchen includes a range of appliances including a range cooker, whilst there is the benefit of a side porch/utility room, which also leads out to the garden. There are two ground floor bedrooms, one of which could be used as a home office, together with a bathroom.

On the first floor there is a good size master bedroom with range of built in wardrobes and two opening windows with glazed Juliet balcony overlooking the well stocked rear garden. Adjacent is bedroom 2, together with a well appointed shower room. To the front, is an area of garden together with long driveway leading to the detached double garage with electronically operated up and over door, together with light, power and a personal side door. The secluded rear garden comprises an extensive patio/entertaining area from where several steps lead up to a lawned area with feature rockery and pond, together with summerhouse.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc.co.uk		

FIRST FLOOR

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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