



Blandford Road, BR3 | £680,000

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# In General

- Two double bedrooms
- Professionally designed
- Luxury main bathroom
- 24ft reception room with sky lights
- Beautiful solid wood chevron flooring
- Stylish en suite
- Phillips Hue lighting
- Large garden office and storage shed
- A share of the freehold
- No onward chain

# In Detail

A beautifully finished and professionally upgraded two bedroom ground floor garden flat positioned on Blandford Road, BR3 a prime road nearby Kent House and Clock House rail links.

The property has been extended, remodelled, and styled to offer a unique and characterful space that would suit a buyer seeking a fresh, vibrant, and inviting new home. Much thought has gone into the design and execution to include things like brushed brass fittings, marble tiling, panelling, and feature walls.

Those more tech-savvy will also appreciate a fully connected wireless system supporting Phillips Hue lighting and Google assistant. Also, smart home security system linked to a smartphone.

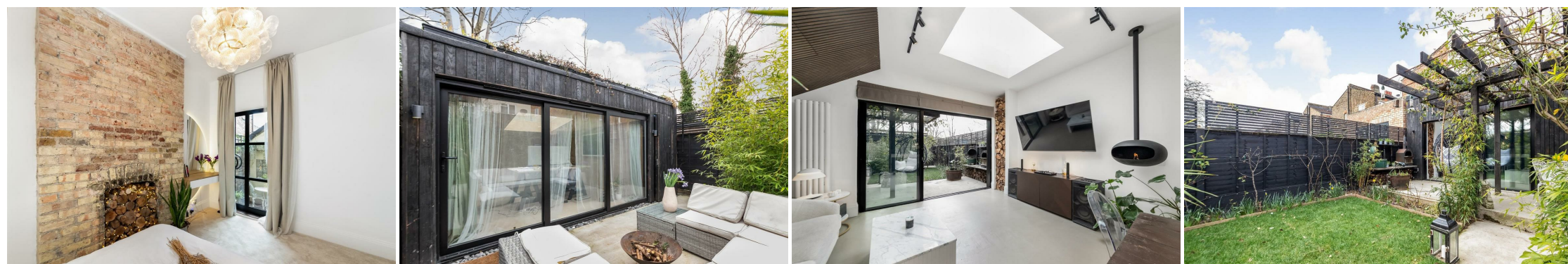
Both of the bedrooms are of a double proportion, one with a stylishly finished en suite shower room and the second with exposed brickwork and access to a pretty courtyard. The main bathroom has a distinct luxury feel that gives boutique hotel vibes and is complete with a large free-standing tub and double vanity sinks.

At the heart of the property is a 24ft living space which is flooded with natural light from two sky lights and is arranged as a socially open kitchen divided by an island to the main reception area. Certainly a space for those who enjoy entertaining, the kitchen is fitted with Bosch integrated appliances and boasts an induction hob with a built-in extractor, a wine fridge, quartz countertops, and ample storage. The space has a large sliding door that leads to a recently landscaped private garden with two seating areas, planted borders, and a sunny south-easterly aspect.

A home office at the rear has power, light, and heating, providing a comfortable year-round retreat.

Blandford Road is a quiet street made up of similar Victorian properties which is well connected for London links and various walkable amenities.

EPC: C | Council Tax Band: C | Lease: 983 years remaining | SC: As & When | GR: Nil | BI: TBC

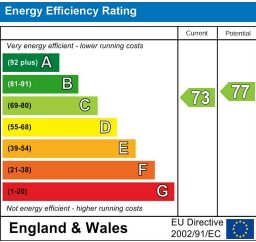


# Floorplan

**Blandford Road, BR3**  
Approximate Gross Internal Area  
76.2 sq m / 820 sq ft  
Office / Shed = 18.5 sq m / 199 sq ft  
Total = 94.7 sq m / 1019 sq ft



**Ground Floor**  
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Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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