



2 The Croft
East Street
Wareham
BH20 4NW

A delightful bungalow situated within The Walls of
Wareham with a West facing garden and double garage
Guide Price £550,000

ALBURY
& HALL

Presented in good order throughout is this 2 bedroom **DETACHED BUNGALOW**. Set just off of East Street the property is particularly private and quiet yet only a 2 **MINUTE WALK** to the town centre.

The garden wraps around the rear of the property and benefits sun late into the day.

Another standout feature is the **DOUBLE GARAGE** with access from the rear garden.



**ALBURY
& HALL**

**IDYLLIC
LOCATION**



The handy entrance hall has space for storing coats and boots and leads into the rest of the property.

A SPACIOUS kitchen is complete with a range of fitted cupboards and drawers, double sink unit, gas hob and appliance spaces.

A door from the kitchen leads into the GENEROUS LIVING ROOM with its sliding doors straight onto the patio and garden. There is enough space to accommodate both living and dining furniture and a further window floods the room with NATURAL LIGHT.

Adjacent to the entrance hall is a cloakroom with a WC, wash hand basin and space for white goods.







The further accommodation comprises 2 bedrooms and family bathroom. Bedroom 1 is a particularly LARGE DOUBLE with a window overlooking the rear garden.

Bedroom 2 is also double in size and overlooks the side garden. This space would also make for an ideal home study.

The family bathroom features a bath with shower over, WC, heated towel rail and wash basin.



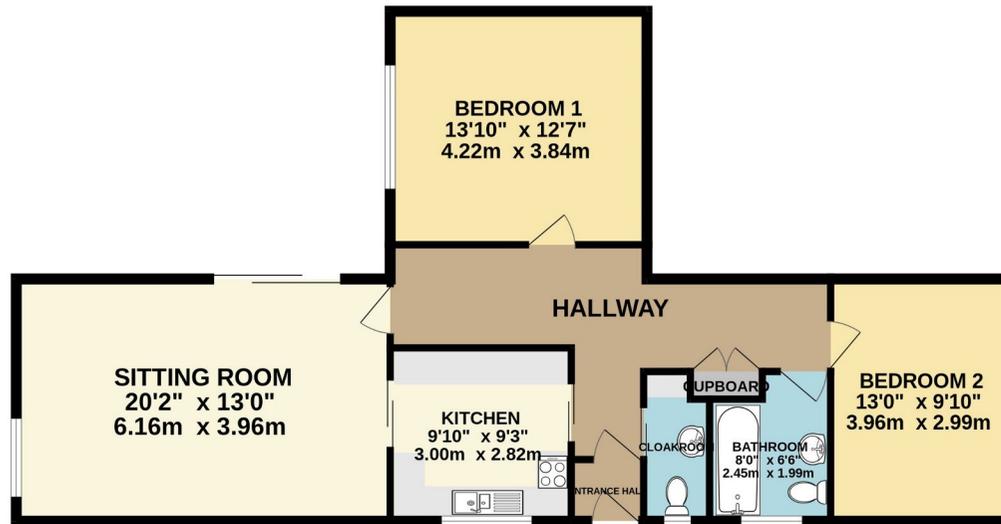
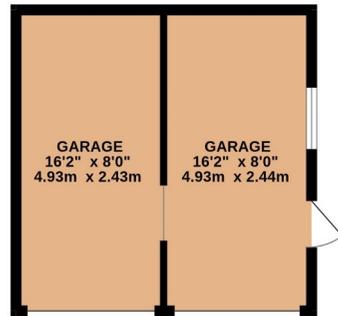


Gardens such as these are **RARE** when this close to Wareham Town Centre. **WEST FACING** with various lawns and patios the garden has plenty of opportunities to make your own. The west aspect ensures there are **SUNNY** spots throughout the whole year with the patio area in particular being a real sun trap.

Adjacent to the garden is the double garage which can be accessed directly from the rear garden.

When only a short walk to the **QUAY AND COUNTRYSIDE** this is ideal storage for kayaks/paddleboards/bikes etc.

GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



2 BED BUNGALOW

TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing by appointment through:

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