

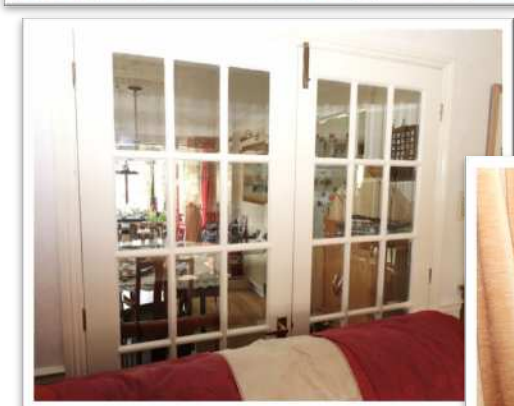


Valley Road
Harmans Cross
BH20 5BU

**SPACIOUS, DETACHED 3/4 BEDROOM BUNGALOW WITH
FRONT & REAR GARDEN, DETACHED DOUBLE GARAGE &
AMPLE PARKING**

Guide Price £625,000

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This spacious bungalow built in 1995 of red brick under a clay tile roof has ample off-road parking along with a detached double garage. There is an open plan front garden and enclosed rear garden with views over North Hill and Nine Barrow Down. An enclosed glazed porch follows through the Front Door and into the Entrance Hall with ample space for coat and shoe storage. Two internal glass panelled doors open into the Sitting Room, a large bright room with south facing bay window and plentiful space for comfortable family seating. Double glass panelled door open through into a good-sized Dining Room and this follows straight into a large conservatory with solid roof. These three rooms are a really sociable area to open up for entertaining or to close up for cosy winter evenings. The Kitchen is accessed from the Hallway and has a good selection of storage cupboards along with the opportunity to place a breakfast table and chairs for informal dining. On the ground floor there are two double sized bedrooms one with En Suite Shower Room, there is a single bedroom/study and a Family Bathroom with large walk-in shower, wash basin, w.c. and heated towel rail. Stairs from the Hallway lead up to a sunny landing with door access into loft/eaves storage, off the landing is another double Bedroom and a separate Cloakroom. Gas central heating throughout.

Outside – A large, paved driveway from the road sweeps around for parking and access to the double garage whilst also providing right of way for neighbouring property. The front Garden is terraced to the front door with step access from driveway. The rear Garden is attractively laid out with stone paths, established shrubs and lawn. To the side of the house there are some raised beds for growing vegetables and there is a small hexagonal greenhouse.





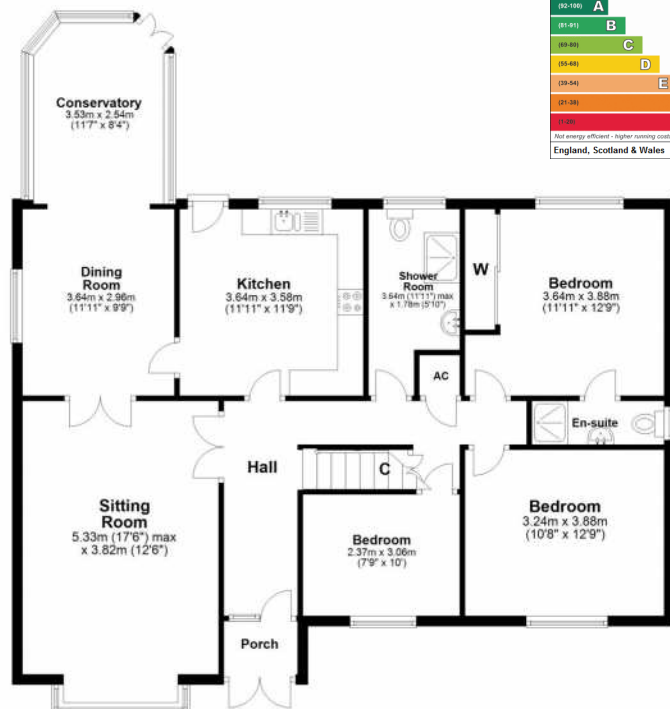
Ground Floor

Approx. 114.8 sq. metres (1235.4 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| | | 17 | 51 |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

First Floor

Approx. 20.8 sq. metres (224.2 sq. feet)



Total area: approx. 135.6 sq. metres (1459.6 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 or 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.





Viewing by appointment through sole agents:

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