

79 Greenhayes  
Broadstone BH18 8LZ

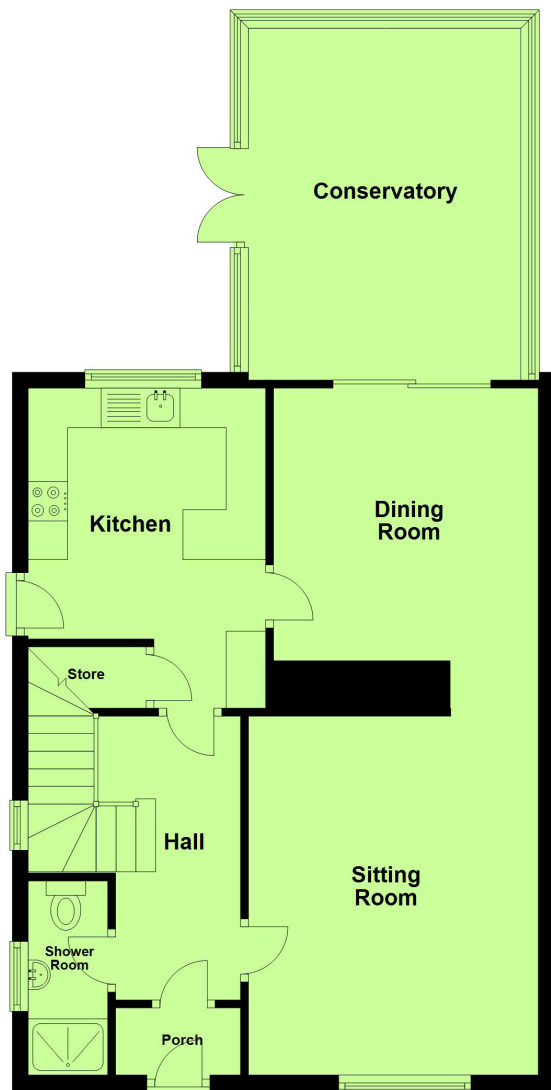
Price **£465,000** Freehold



A BEAUTIFULLY PRESENTED FOUR BEDROOM,  
TWO BATHROOM DETACHED FAMILY HOME  
SET WITHIN FAVOURED SCHOOLS CATCHMENT  
AREA. BENEFITTING FROM MODERN FITTED  
KITCHEN, CONSERVATORY, AMPLE OFF ROAD  
PARKING AND SINGLE GARAGE.

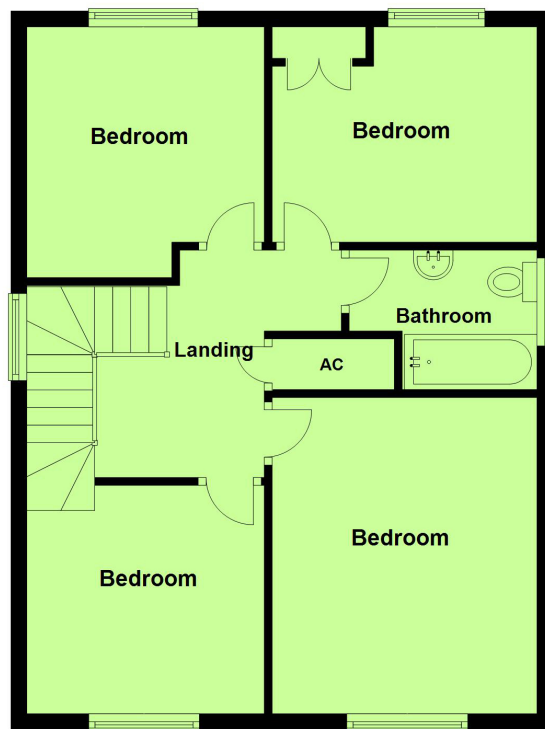
**Ground Floor**

Approx. 72.1 sq. metres (775.7 sq. feet)



**First Floor**

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 129.1 sq. metres (1390.1 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.

- \* ENTRANCE PORCH**
- \* ENTRANCE HALLWAY**
- \* GROUND FLOOR SHOWER ROOM 8'1" x 3'1" (2.47m x 0.94m)**
- \* LOUNGE/DINING ROOM 28'4" x 9'4" EXTENDING TO 11'6" (8.66m x 2.87m EXTENDING TO 3.54m)**
- \* CONSERVATORY 11' x 11' (3.35m x 3.35m)**
- \* KITCHEN/BREAKFAST ROOM 12'7" (MAXIMUM) x 9'8" (3.87m x 2.99m)**
- \* STAIRS RISING TO FIRST FLOOR**
- \* BEDROOM ONE 13' x 11'4" (3.96m x 3.47m)**
- \* BEDROOM TWO 11'4" x 8'9" (3.47m x 2.71m)**
- \* BEDROOM THREE 10' x 8' (3.05m x 2.44m)**
- \* BEDROOM FOUR 8'3" x 8' (2.53m x 2.44m)**
- \* FAMILY BATHROOM 7'6" (MAXIMUM) x 5'8" (2.32m x 1.77m)**
- \* FRONT AND REAR GARDENS**
- \* DRIVEWAY PROVIDING OFF ROAD PARKING**
- \* GARAGE TO THE REAR OF THE PROPERTY**
- \* GAS FIRED CENTRAL HEATING & DOUBLE GLAZED WINDOWS**
- \* FULL FIBRE BROADBAND**







**ABOUT THIS PROPERTY**

Front door to the entrance porch in turn leading to the entrance hallway with understairs storage area. Modern fitted ground floor shower room comprising low level flush WC, wall mounted wash hand basin with mixer tap, fully tiled shower cubicle with wall mounted electric shower and wall mounted heated towel rail. The lounge/dining room has a feature gas fireplace with tiled hearth and window to the front aspect. The dining area has a door to the kitchen and sliding door to the conservatory with triple aspect windows and access to the rear garden. The modern fitted kitchen/breakfast room has a range of wall mounted and base storage cupboards and drawers, four ring burner ceramic hob with extractor fan above, space and plumbing for washing machine and dishwasher, single bowl single drainer stainless steel sink unit with mixer tap, built in double oven and microwave, space for upright fridge/freezer and understairs storage cupboard with shelving.

Stairs lead from the entrance hall to the first floor landing via a return staircase with access to loft space, with pull down telescopic ladder, and built in airing cupboard housing the 'Baxi' gas fired central heating boiler, hot water cylinder and slatted shelving. Bedroom one is to the front of the property with built in wardrobes and dressing table. Bedroom two is to the rear, also with built in wardrobes and dressing table. There are two further bedrooms. The modern fitted family bathroom comprises a p-shaped bath with mixer tap and wall mounted electric shower above, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted mirrored medicine cabinet and fully tiled walls.

The front of the property is predominantly paved for off road parking with shingle border. The rear garden is laid to lawn with paved patio area, block paving providing off road parking and a tarmac driveway to the side of the property leads to the single garage with up and over door, two power points and lighting. There is also an external weatherproof power socket on the side of the conservatory.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road and take the last turning on the left into Fontmell Road. Greenhayes is the first turning on the right hand side.

**COUNCIL TAX:** Band E BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1689**