

8 Springdale Avenue  
Broadstone BH18 9EU

Price **£550,000** Freehold



A DECEPTIVELY SPACIOUS AND EXTENDED  
DETACHED BUNGALOW SITUATED IN A QUIET  
AND POPULAR RESIDENTIAL LOCATION,  
BENEFITING FROM THREE BEDROOMS, TWO  
RECEPTION ROOMS AND SIZEABLE REAR GARDEN.  
AN INTERNAL VIEWING IS A MUST.



Total area: approx. 117.6 sq. metres (1265.7 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 HALLWAY 13' 9" X 4' 7" (4.23m x 1.43m)**
  - \* **KITCHEN 12' X 10' 4" (3.65m x 3.16m)**
  - \* **OFFICE 11' 7" X 8' 5" (3.56m x 2.59m)**
- \* **DINING ROOM 11' 8" X 11' 5" (3.59m x 3.50m)**
- \* **LIVING ROOM 20' X 13' 4" (6.09m x 4.08m)**
- \* **BEDROOM ONE 17' X 14' 3" (5.18m x 4.35m)**
- \* **BEDROOM TWO 13' 4" X 11' 8" (4.08m x 3.59m)**
- \* **BEDROOM THREE 11' 9" X 8' 6" (3.62m x 2.62m)**
- \* **FAMILY BATHROOM 8' 1" X 8' (2.46m x 2.43m)**
  - \* **OFF ROAD PARKING**
  - \* **SINGLE GARAGE**
  - \* **SIZEABLE REAR GARDEN**
- \* **UPVC DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

At the side of the property a double glazed frosted front door gives access into the entrance hallway which has two storage cupboards (one of which houses the hot water tank), further cupboard with fuses and loft access via a hatch. The kitchen has two windows to side aspect, range of wall and floor mounted cupboards, roll top working surfaces, one and a quarter single sink with drainer and mixer tap, island, space for American style fridge/freezer, nest of three drawers, space for washing machine and tumble dryer and integrated appliances to include dishwasher, oven, five ring gas hob and extractor fan over. Off the kitchen an archway leads through to the office which has wood effect flooring, window and door to side and double opening doors leading through to the dining room which has window to side, 'Velux' window, wood effect flooring and telephone point. To the rear of the property is the spacious living room which has window and double opening doors leading out to the rear garden, wood effect flooring, TV point and central fireplace with woodburner, tiled hearth, brick surround and wooden mantel.

Bedroom one has windows to both side aspects and front aspect and benefits from a range of fitted furniture to include wardrobes, drawers and dressing table. Bedroom two has 'Velux' window to side aspect, double opening doors to the dining room and fitted furniture to include wardrobes and cupboards. Bedroom three has window to side aspect and benefits from two storage cupboards. The family bathroom has frosted windows to front and side aspect, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, shower cubicle with 'Mira' shower and corner bath with mixer tap and shower over.

To the front of the property is a low maintenance garden with mature shrub and low level brick wall borders with a pea shingle and block paved driveway providing off road parking for a number of vehicles, in turn leading to the single garage which has up and over door, light, power and double opening UPVC doors leading out to the garden. One of the main features to this delightful family home is the sizeable and secluded rear garden with a large section running adjacent to the property being laid to decking providing ample seating leading to the remainder which is laid to lawn, all of which are bound by timber fence, brick wall and mature shrub borders. Hard stand for summer house. The garden also benefits from a heated swimming pool. Access down the side in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the first turning on the right hand side into Springdale Avenue.

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

**ENERGY EFFICIENCY RATING:** C.

**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: R1796**