



Sandford, Wareham





St. Helens Road, Sandford, Wareham, Dorset, BH20 7AX.

SUBSTANTIAL DETACHED BUNGALOW OFFERING
VERSATILE ACCOMMODATION

- Large Living Room • Separate Dining Room
- Spacious Kitchen • 4 Bedrooms • Bath/Shower Room
- Private Rear Garden • Integral Garage & Ample Driveway Parking

(ref: 727584)

O.I.E.O £375,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

Sandford is situated on the outskirts of Wareham, with a range of local amenities including school, restaurant, public house, general stores and garage. Wareham is a Saxon walled market town on the banks of the River Frome, with a wide range of amenities including shops, public houses, restaurants and cinema, with the train station providing a direct line to London Waterloo. The river Frome benefits from a marina and yacht club and gives boat access to Poole harbour.

The Property

This substantial detached bungalow offers generous and versatile accommodation with plenty of off road parking and integral garage.

On entering the property an exceptional reception hallway has views through the patio door out to the garden. The large living room has two feature windows which overlook the private front garden. The kitchen has a matching range of wall and base units with plenty of work surface space and space for domestic appliances. A door leads to the driveway and a square arch leads through to a dining room, which overlooks the rear garden and provides access to the integral garage, which offers toilet facilities with wash hand basin and plumbing for a washing machine.

The ground floor accommodation also offers two double bedrooms and family bathroom with fitted bath, separate shower, wash hand basin and w.c. From the hallway a spiral staircase leads to the first floor with two bedrooms and landing area.

Outside

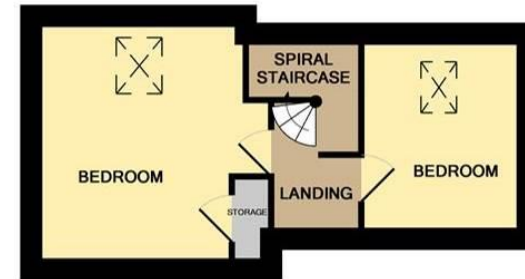
Externally, the rear garden is enclosed and offers a high level of privacy, with timber shed, raised decking area and expanse of patio.





GROUND FLOOR

Living Room	5.95m (19'6)	x	3.81m (12'6)
Dining Room	5.39m (17'8)	x	2.85m (9'4)
Kitchen	4.11m (13'6) max	x	3.69m (12'1) max
Bedroom	4.58m (15'0)	x	3.61m (11'10)
Bedroom	4.57m (15')	x	3.68m (12'1)
Bedroom	4.01m (13'2) max	x	3.35m (11')
Bedroom	3.22m (10'7)	x	2.74m (9')
Bathroom	4.1m (13'5)	x	2.27m (7'5)



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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