



72 Roman Road, Broadstone BH18 9DN

An excellently presented home situated in this sought after location and enjoying a generous plot.

EPC: 67 Council Tax Band: F Price: £650,000 Freehold

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Key Features

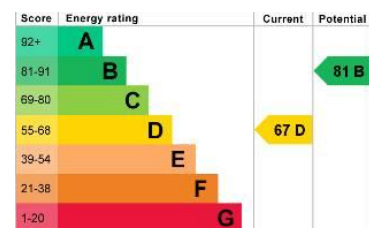
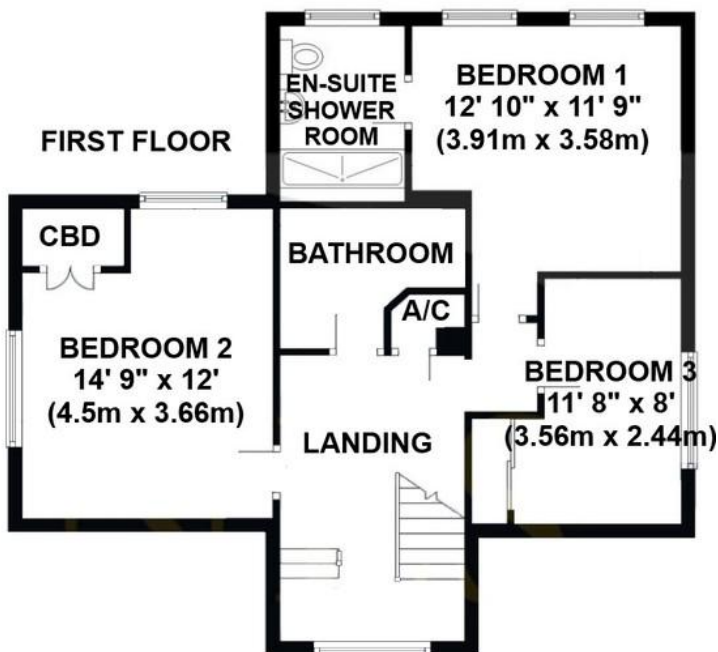
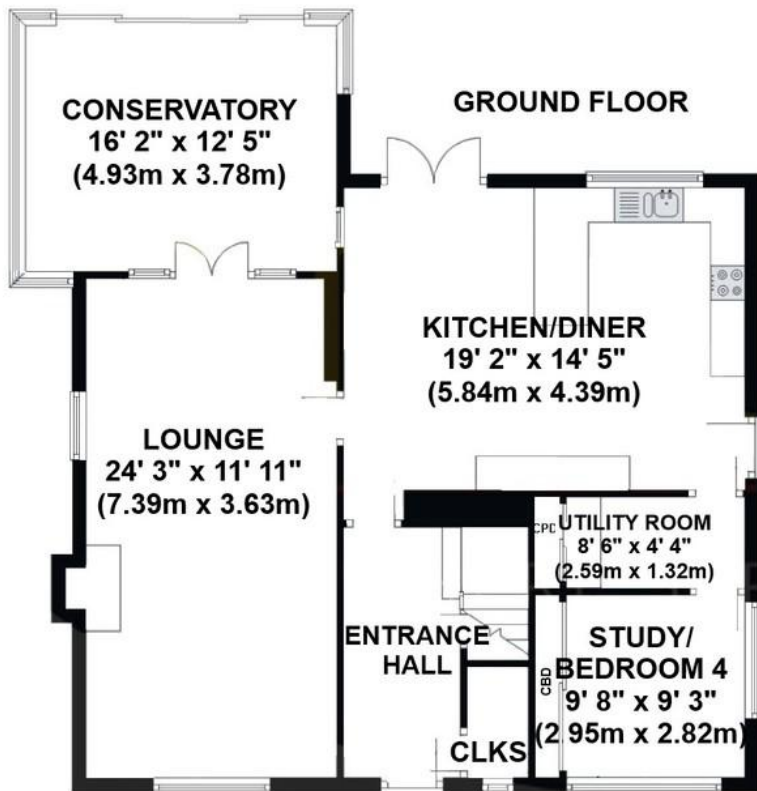
- SOUGHT AFTER LOCATION
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- SUPERB KITCHEN/DINER
- UTILITY ROOM
- STUDY / FOURTH BEDROOM
- LARGE REAR GARDEN
- SUBSTANTIAL GREENHOUSE
- TWO GARDEN STORES

The Property

Situated in a sought after and private location is this well presented family home, enjoying a large rear garden. Located within a desirable, quiet road and within walking distance of popular schooling for all age groups is this charming home. Within close proximity is walking over Upton Heath and access to the bustling Broadstone Broadway with its independent stores, eateries, coffee shops and leisure facilities.

To the front of the property a block paved driveway provides parking for three cars, and the garden is secluded to both front and sides by established hedgerows. The front doors open into the reception hall with an attractive open glass balustrade staircase, the living room is of a generous size and opens to a

large conservatory overlooking the rear garden. From the hallway there is a superb kitchen/dining room with integrated appliances. There is then a utility room which leads through to a study/fourth bedroom. A galleried landing leads to the master bedroom with en-suite shower and then there are two further good size bedrooms and a family bathroom. Directly to the rear of the house there is a generous patio area which then opens to a large expanse of lawn. Within the garden there is a Wendy house, two good size garden stores and a substantial greenhouse. The rear garden is enclosed to all boundaries by established hedgerows and enjoys a high degree of privacy.



All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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