



## 21 Fontmell Road, Broadstone BH18 8NL

A deceptively sized, four-bedroom bungalow situated in a quiet and sought after location and enjoying an attractive rear garden.

**EPC: TBC Council Tax Band: D Price: £479,950 Freehold**

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## Key Features

- FOUR BEDROOMS
- LARGE LIVING ROOM
- BATHROOM, SHOWER ROOM & SEPARATE CLOAKROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- SOUGHT AFTER LOCATION
- GENEROUS & PRIVATE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- DRIVEWAY & GARAGE
- NO FORWARD CHAIN

## The Property

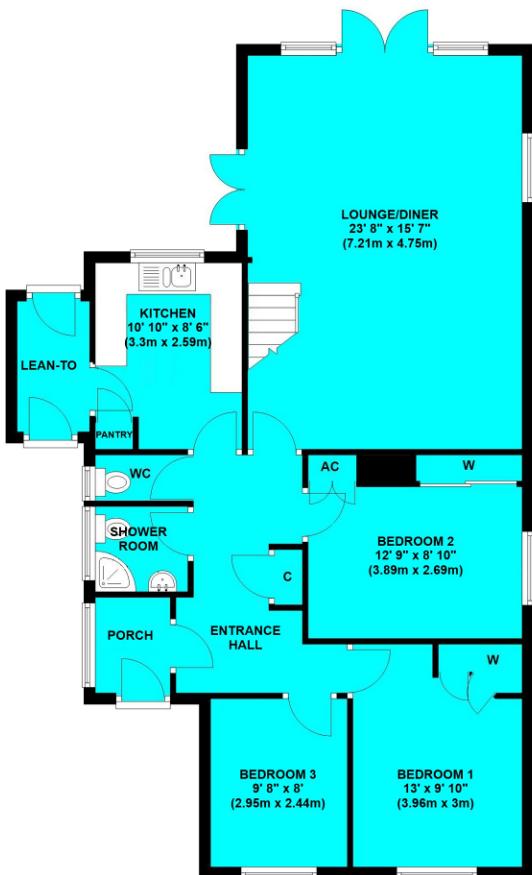
Situated in a very desirable location is this well presented home being offered for sale with No Forward Chain.

The accommodation comprises of an entrance vestibule leading to a reception hall, a generous lounge/dining room with French doors overlooking the delightful rear garden, there is then an attractive Shaker style kitchen, three bedrooms, two with fitted wardrobes, a shower room and separate cloakroom. From the living room a staircase leads to a guest/fourth bedroom with en-suite bathroom and this could equally be used for additional living space if required.

There is a pretty front garden with a driveway leading to the garage and the rear garden has been attractively landscaped with a wealth of specimen shrubs. There are two summer houses and a garden shed and the rear garden enjoys a high degree of privacy.

The property is conveniently situated close to the local recreation ground and schooling, including both the boys' and girls' grammar schools, and the centre of Broadstone and Poole can be reached by car and nearby bus routes.

**Ground Floor**  
Approx. 96.0 sq. metres (1033.8 sq. feet)

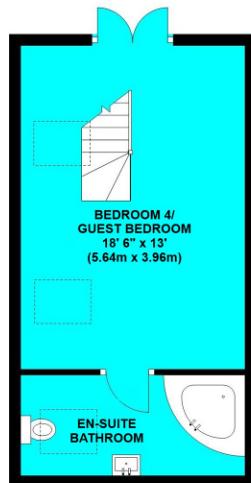


Total area: approx. 126.4 sq. metres (1360.9 sq. feet)

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 accepted for any error. Omission and 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.



**First Floor**  
Approx. 30.4 sq. metres (327.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	75
(81-91)	B	63
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

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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