



## 146 Clarendon Road, Broadstone BH18 9HZ

An excellently presented family home benefitting from generous living accommodation and a large, well established rear garden.

**EPC: 70 Council Tax Band: E Price: £585,000 Freehold**







## Key Features

- POPULAR AND ESTABLISHED LOCATION
- LARGE RECEPTION HALL
- GOOD SIZE LOUNGE
- FEATURE LIVING/KITCHEN/DINING SPACE
- STUDY & UTILITY ROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING VIA A RECENTLY REPLACED WORCESTER BOILER
- LARGE ENTERTAINING DECKING AREA
- ESTABLISHED REAR GARDEN WITH THREE STORAGE SHEDS

## The Property

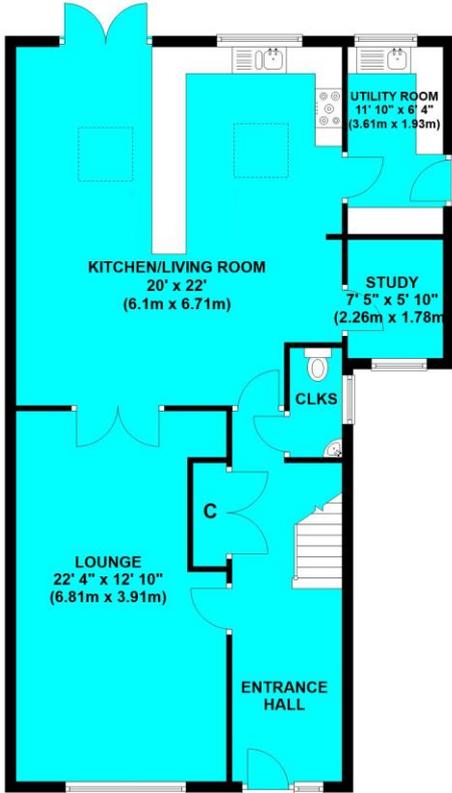
Situated in a sought after location within a level walk to Broadstone's bustling high street, and also local play park, and excellent dog walking over Upton Country Heath. The accommodation to this superb family home comprises of a composite front door leading to a large reception hall with oak flooring and a ground floor cloakroom. There is then a large living room with a continuation of the flooring with windows to the front aspect and glazed double doors leading to the kitchen/living room. This room forms a particular feature of the property having a kitchen/dining and sitting area, leading off this room is the study and utility room.

French doors then open onto a substantial raised decking area ideal for dining and entertaining. To the first floor there are three bedrooms and a well appointed family bathroom.

To the front of the house a wall with a five bar gate gives access to a stone chipped driveway providing off road parking for three vehicles. There is a large established rear garden which has been predominantly laid to lawn with borders with soft fruit trees. Within the garden are three substantial wooden stores, a rear patio and vegetable garden.

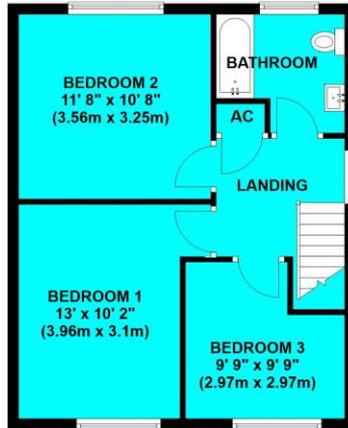
## Ground Floor

Approx. 94.4 sq. metres (1015.9 sq. feet)



## First Floor

Approx. 46.4 sq. metres (500.0 sq. feet)



Total area: approx. 140.8 sq. metres (1515.8 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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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