



## 87 Greenhayes, Broadstone BH18 8LZ

A generous four bedroom, three reception room detached family home with utility room, two bathrooms and a double garage.

**EPC: 68 Council Tax Band: F Price: £499,950 Freehold**

 **4**
 **2**
 **3**









## Key Features

- NO FORWARD CHAIN
- FOUR DOUBLE BEDROOMS WITH WARDROBES
- THREE RECEPTION ROOMS
- LARGE THROUGH LOUNGE
- GROUND FLOOR CLOAKROOM
- UTILITY ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- CUL-DE-SAC LOCATION
- LONG DRIVEWAY
- DOUBLE GARAGE

## The Property

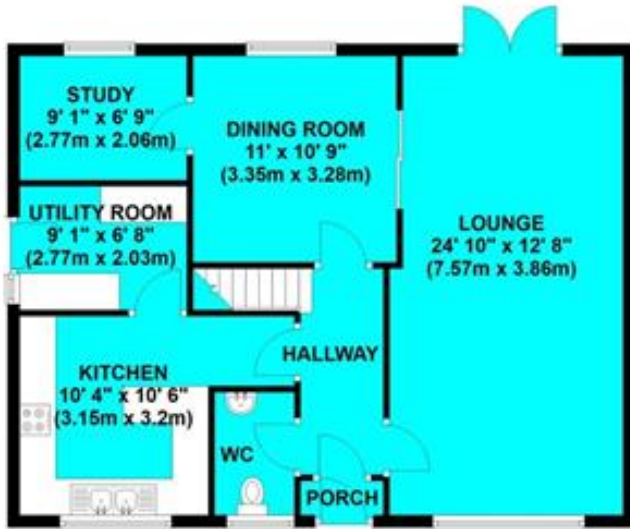
Situated in a small close in this established residential area is this generous four bedroom family home. The property is conveniently situated with easy access to both Broadstone and Poole, and there is popular schooling for all age groups including both the girls' and boys' grammar schools which are within walking distance.

The house, which has been in the same family for a number of years, is now in need of some updating, but offers great potential for those purchasers wishing to put their own stamp on a home. The accommodation comprises of a reception hall leading to a large lounge

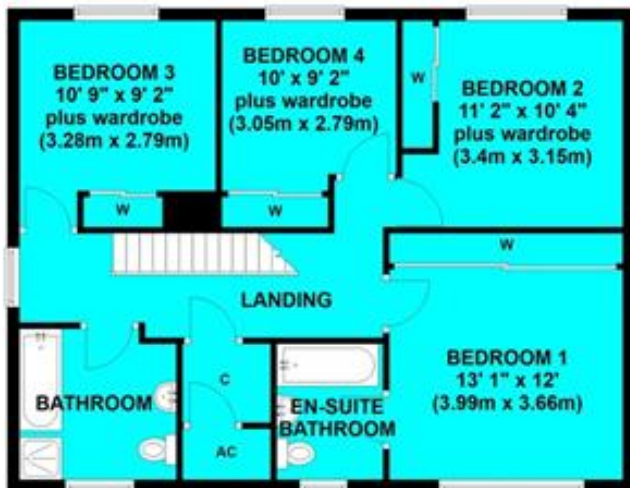
with front to rear aspect, a separate dining room and study, there is then a kitchen/breakfast room with utility room. A large first floor landing accesses the master bedroom with en-suite bathroom, three further bedrooms and a family bathroom.

Both front and rear gardens have been predominantly laid to lawn, the rear garden being fully enclosed by timber panelled fencing having a number of mature shrubs and small trees. A long tarmac driveway with a five bar garden gate leads along the left hand side of the house to a detached double garage.

**Ground Floor**  
Approx. 75.2 sq. metres (809.1 sq. feet)




**First Floor**  
Approx. 75.6 sq. metres (814.0 sq. feet)



Total area: approx. 150.8 sq. metres (1623.1 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	68	78
(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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