



Merriefield Avenue

Broadstone, Dorset BH18 8DA

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Merriefield Avenue
Broadstone
BH18 8DA



- Set on a highly sought after and desirable avenue
 - Offered with no chain and vacant possession
- Extended with a conservatory, three double bedrooms. Principle en-suite
- A driveway, off road parking and a detached double garage
- low maintenance wrap-around gardens set on a corner plot
- Walk to Boadstone village centre and renowned local schools

Guide Price **£675,000**

Freehold

[Method of Sale if NOT Private Treaty.]

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AN INTRODUCTION

A lovely, detached bungalow set in a highly desirable and popular location only a short walk from Broadstone Village centre. The property has no chain and offers vacant possession whilst being surrounded by some of the area's finest and most sought-after schools.

ACCOMMODATION

Set on one of the area's finest roads in Broadstone, this lovely property has been extended with a conservatory and boasts three good-sized bedrooms, with the principal bedroom enjoying en-suite facilities. The garden wraps around the home and is within walking distance of the village centre and recreational ground.

OUTSIDE

The home has a large front hardstanding, mainly shingled with a central path and is set on a corner plot; therefore, the grounds wrap around the home. To the rear, there is a smaller lawn garden which is low maintenance. There is off-road parking for several vehicles as well as a double garage.

SITUATION

Merriefield Avenue is one of the area's most desirable addresses, close to the village centre with an M&S Food Hall, sports centre, shops, cafés, and restaurants. Excellent road links and Poole's main-line station provide easy travel to London Waterloo via Southampton Airport Station, and Bournemouth International Airport is within a short drive.

DIRECTIONS

What three words [///pack.hello.reader](#)

SERVICES

All mains services
EPC rating - D
Council tax band - F

MATERIAL INFORMATION

Broadband speeds and mobile phone coverage can be found on Ofcom's website



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

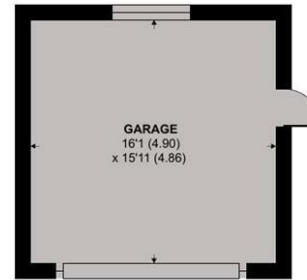
Merriefield Avenue, Broadstone

Approximate Area = 1546 sq ft / 143.6 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 1802 sq ft / 167.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1538036



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