



25 Beech Close, Broadstone BH18 9NJ

This detached bungalow is situated at the head of a quiet, desirable cul-de-sac and has the benefit of No Forward Chain.

EPC: 69 Council Tax Band: D Prices: £425,000 Freehold

 **3**
 **2**
 **1**





Key Features

- THREE BEDROOMS
- BRIGHT & AIRY LOUNGE/DINING ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM & SEPARATE WC
- GENEROUS DRIVEWAY & GARAGE WITH ELECTRIC UP AND OVER DOOR
- PRIVATE REAR GARDEN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CLOSE TO EXCELLENT WALKING OVER UPTON HEATH & BROADSTONE SHOPS
- NO FORWARD CHAIN

The Property

The accommodation comprises a reception hall with lounge/dining room extending across the front of the property. The kitchen has some integrated appliances leading out to a utility/storm porch/conservatory.

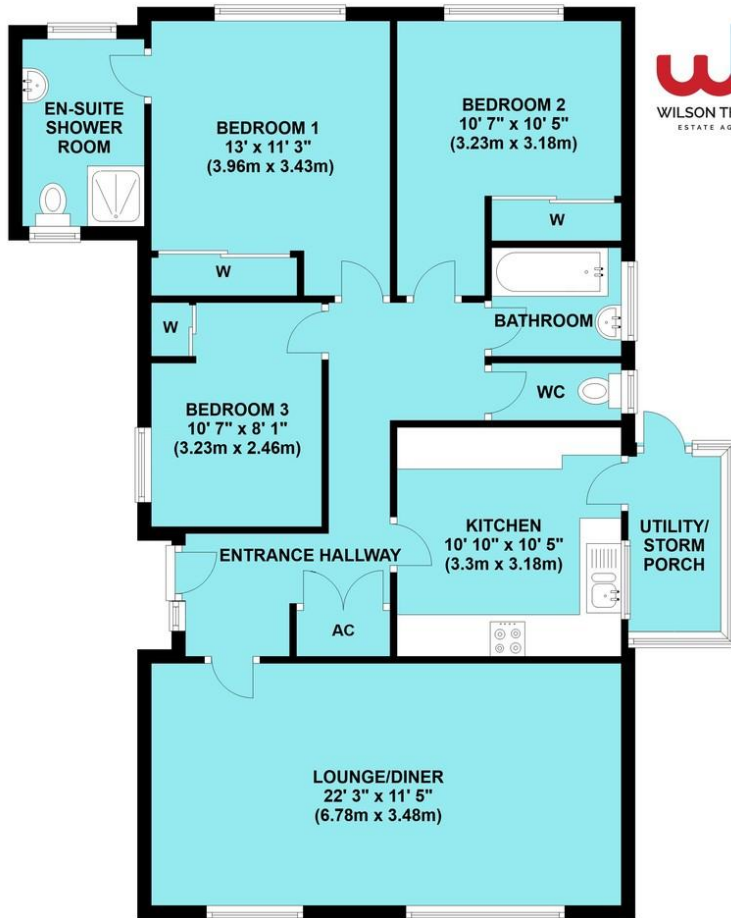
To the rear of the bungalow there are three bedrooms, with the master bedroom having a generous en-suite shower room. There is a modern fitted bathroom with separate adjacent WC.

The driveway provides off road parking for several cars and leads to a garage with electronically operated up and over door. There are side gates to access the secluded rear garden.

The property is near to good schools and Broadstone shops and excellent walking on Upton Heath.

Ground Floor

Approx. 94.3 sq. metres (1015.4 sq. feet)



Total area: approx. 94.3 sq. metres (1015.4 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 or 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		83
(69-80) C	69	
(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.epcau.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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