

**50 Cheam Road, Broadstone,
BH18 9HE**

**£595,000
Freehold**



A rare and interesting opportunity to acquire a well appointed, four double bedroom detached bungalow set on this highly favoured road within around ten minutes walk of Broadstone village centre. The property has been skilfully extended by the present owners to provide spacious accommodation including four bedrooms, two with en-suite bath/shower rooms, 22' kitchen/living room with twin French doors leading out to the landscaped rear garden, garage and utility area, space for motorhome and landscaped gardens. Offered for sale with No Forward Chain.

DOUBLE GLAZED COMPOSITE DOOR Leads to:

SPACIOUS RECEPTION HALL Tiled flooring, radiator, built in cupboard with adjacent unit, cupboard housing electric meter

WELL APPOINTED KITCHEN/LIVING ROOM 22' 2" x 16' 4" overall (6.76m x 4.98m)

Kitchen area - fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset stainless steel one and a half bowl sink unit, fitted range cooker, fitted and plumbed Samsung American fridge/freezer, integrated dishwasher, peninsular breakfast bar, low voltage lighting, radiator, double glazed French doors lead out to the terrace.

Living Room - power points, TV point, radiator, double glazed French doors lead out to the terrace



MASTER BEDROOM 14' 2" x 12' (4.32m x 3.66m)
Radiator, window to front elevation, door to:

WELL APPOINTED EN-SUITE BATHROOM Suite comprising bath tub with wall mounted mixer tap, walk in shower with semi-circular door, wall mounted thermostatically controlled shower with rain shower, close couple WC, tiled flooring, tiled walls, heated towel rail, sky light



GUEST BEDROOM 14' 10" x 8' 6" ex recess (4.52m x 2.59m) Radiator, double glazed door with side panel leads out to the terrace, door to:

EN-SUITE SHOWER ROOM Suite comprising walk in shower with semi-circular door and wall mounted thermostatically controlled shower with rain shower, close couple WC, wash hand basin with vanity unit, tiled flooring, heated towel rail, tiled walls, sky light

BEDROOM 3 12' x 11' (3.66m x 3.35m) Radiator, window to front elevation



BEDROOM 4 11' x 9' 2" (3.35m x 2.79m) Radiator, window to side elevation

FAMILY BATHROOM Beautifully appointed suite comprising shower bath with mixer taps and shower attachment, wash hand basin with vanity unit, close couple WC, fully tiled walls, tiled flooring, heated towel rail

OUTSIDE - FRONT The front garden is enclosed by griselinia hedging and has two lawned areas, a block paved driveway provides excellent parking and leads to an ATTACHED GARAGE measuring 15' x 9' 6" with up and over door, power and light and an internal door with stud wall partition leading to a useful UTILITY/WORKSHOP measuring 14' x 9' 6" with tiled flooring, fitted worksurface with plumbing for washing machine, Belfast sink, pressurised water cylinder, wall mounted Glow Worm gas boiler, useful loft storage, double glazed door leading to the rear garden.



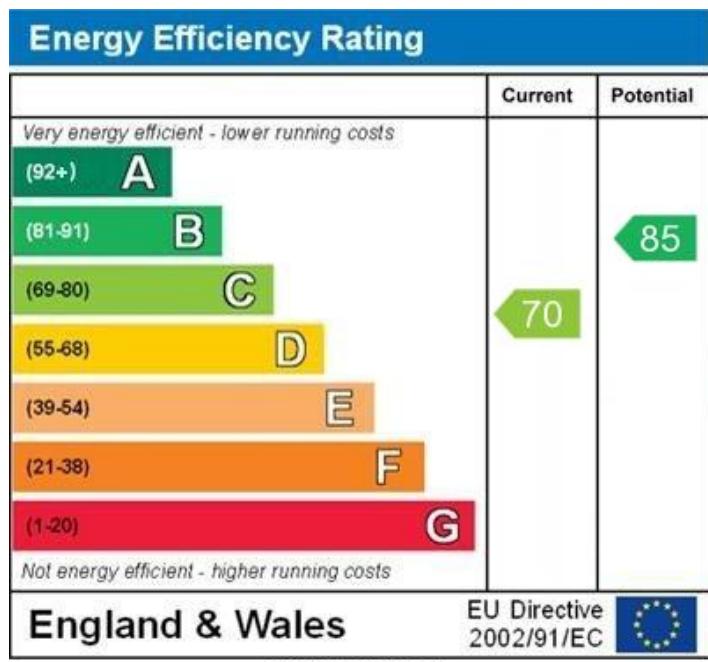
OUTSIDE - REAR The landscaped, secluded rear garden comprises a level lawned area bordered by timber panelled fencing and mature tree life, there is an extensive patio/BBQ area ideal for entertaining, outside tap.

AGENTS' NOTE There is a useful area to the western side of the bungalow to the front, where one could store a caravan/motorhome if required, in addition there is useful storage alongside the garage.

COUNCIL TAX BAND 'D' This information has been supplied by , and we would suggest you verify this information prior to purchase.

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Ref: 14287





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WILSON THOMAS
ESTATE AGENTS



Total area: approx. 132.6 sq. metres (1427.0 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.

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