



136 KINGS ROAD WEST, SWANAGE
£645,000

This substantial detached Edwardian house is well located in a popular residential area about one mile from the town centre, some 200 metres from local convenience store and open country and is within easy reach of both primary and secondary schools. 136 Kings Road West offers spacious family sized accommodation and the large loft area has potential to be converted into additional accommodation, subject to consent. It has the advantage of a good sized garden with the heritage Swanage Railway line running at the bottom of the garden. It also has winter views of the Purbeck Hills from the first floor.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant with the conurbation of Poole and Bournemouth being in easy reach via the Sandbanks ferry.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1HT**.



The spacious entrance hall welcomes you to this substantial family home. The large open plan living room/dining area has a feature central brick fireplace dividing the two areas. Both areas are dual aspect facing South and West at the front and North and West at the rear. There are double doors leading to the rear garden from the dining area. Beyond is a family room which leads to the kitchen at the rear and overlooks the garden. The kitchen is fitted with a range of modern units in cream with integrated gas hob and electric oven. There is a ground floor WC, which is accessed from the garden.

The first floor comprises 4 bedrooms and family bathroom. Bedroom 1 is a large double bedroom facing South and has a corner shower and small wash hand basin. Bedroom 2 is a good sized double and overlooks the garden at the rear. Bedroom 3 is at the rear with similar views to Bedroom 2. Bedroom 4 is a single bedroom facing West. The family bathroom completes the accommodation.

Outside the small front garden is mostly laid to lawn with flower borders and driveway leading to the attached single garage. The rear garden is again mostly lawned with flower and shrub borders and raised beds, side patio area and timber garden shed.

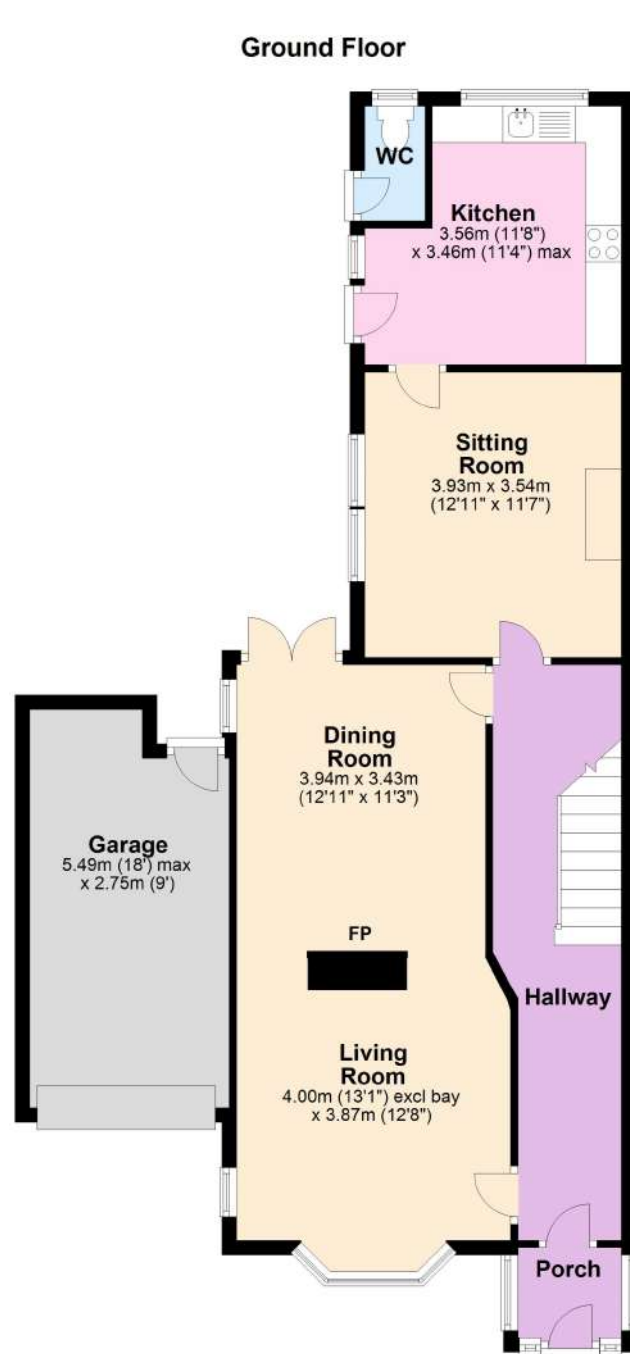
Property Ref KIN1707

Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
145m² (1,560.8 sq ft)

Ground Floor



First Floor



