

11 Clarendon Road
Broadstone BH18 9HT

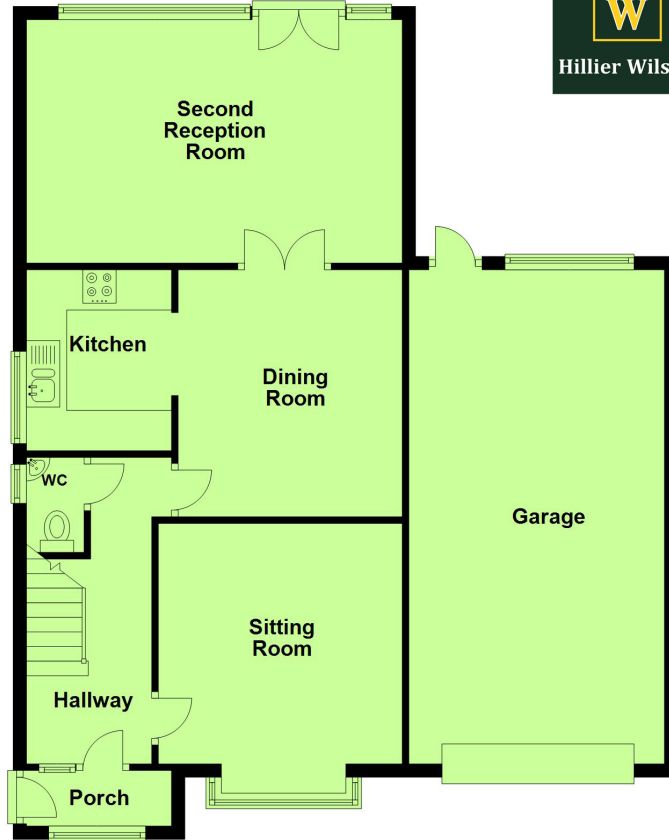
Price Guide **£600,000 - £625,000** Freehold



BUILT IN THE 1930'S, THIS CHARACTERFUL FIVE BEDROOM DETACHED FAMILY HOME IS WELL PRESENTED THROUGHOUT AND SET IN AN EXTREMELY CONVENIENT POSITION CLOSE TO BROADSTONE'S SHOPS AND AMENITIES.

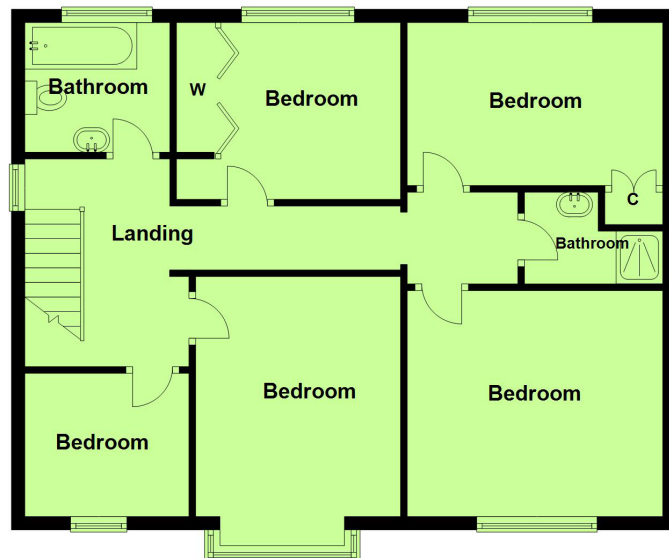
Ground Floor

Approx. 94.5 sq. metres (1017.1 sq. feet)



First Floor

Approx. 71.3 sq. metres (767.6 sq. feet)



Total area: approx. 165.8 sq. metres (1784.7 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.

- * ENTRANCE PORCH**
- * ENTRANCE HALLWAY**
- * GROUND FLOOR CLOAKROOM 4'6" x 2'8" (1.4m x 0.85m)**
- * SITTING ROOM 14' INTO BAY x 12' (4.27m x 3.66m)**
 - * DINING ROOM 12'2" x 11'1" (3.72m x 3.38m)**
 - * KITCHEN 8'9" x 7' (2.71m x 2.13m)**
- * SECOND RECEPTION ROOM 18'3" x 12' (5.58m x 3.66m)**
- * STAIRS LEAD FROM THE ENTRANCE HALL TO THE FIRST FLOOR LANDING**
 - * BEDROOM ONE 13'1" x 11'1" (3.99m x 3.38m)**
 - * BEDROOM TWO 13'9" INTO BAY x 10'2" (4.24m x 3.11m)**
 - * BEDROOM THREE 9' TO WARDROBE FRONTS x 8'7" (2.74m x 2.65m)**
 - * BEDROOM FOUR 13' x 8'3" (3.96m x 2.53m)**
 - * BEDROOM FIVE 8'2" x 8' (2.5m x 2.44m)**
 - * FAMILY BATHROOM 7'1" x 6'3" (2.16m x 1.92m)**
 - * SHOWER ROOM 7'1" (MAXIMUM) x 4'5" (2.16m x 1.37m)**
 - * DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING**
 - * GARAGE**
 - * LANDSCAPED REAR GARDEN**
 - * DOUBLE GLAZED WINDOWS**
 - * GAS FIRED CENTRAL HEATING WITH RADIATORS**







ABOUT THIS PROPERTY

The front door leads to the entrance porch with light. Hardwood glazed door in turn leads to the entrance hallway with ground floor cloakroom comprising low level flush WC, pedestal wash hand basin with mixer tap, part tiled walls and obscured glazed window. The sitting room is to the front of the property with bay window. The dining room is open plan to the kitchen which has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, four ring burner electric hob with extractor fan above, part tiled walls, space and plumbing for washing machine and space for fridge/freezer. Glazed doors lead from the dining room to the second reception room which features a bar, wooden beams, stained glass leaded light windows and double opening doors leading to the rear garden.

Stairs lead from the entrance hall to the first floor landing where there is access to loft space. There are five bedrooms with bedrooms one and three having the benefit of built in wardrobes. The family bathroom comprises low level flush WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment and part tiled walls. There is a further shower room which has a wash hand basin with mixer tap and vanity unit beneath, fully tiled shower cubicle with wall mounted shower and part tiled walls.

The front of the property is predominantly laid to block paving providing off road parking for numerous vehicles in turn leading to the garage. The landscaped rear garden is mainly laid to lawn with shrub and herbaceous borders, patio areas, timber summerhouse and further timber shed.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band D

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1776