



20 BONFIELDS AVENUE, SWANAGE  
£595,000

This fine detached house is situated in an excellent residential location on the northern outskirts of Swanage adjoining Days Park. It is thought to have been constructed during the latter part of the 1930s and has cement rendered external elevations under a pitched roof covered with plain concrete tiles.

20 Bonfields Avenue offers well planned family accommodation with good views across the town to the sea in the distance from the upper floor. It also has the considerable advantage of a large conservatory, good sized garden, and off road parking.

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 cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Viewings are strictly by appointment only through **Corbens, 01929 422284**. Postcode **BH19 1PL**.

Property Ref BON1917

Council Tax Band E



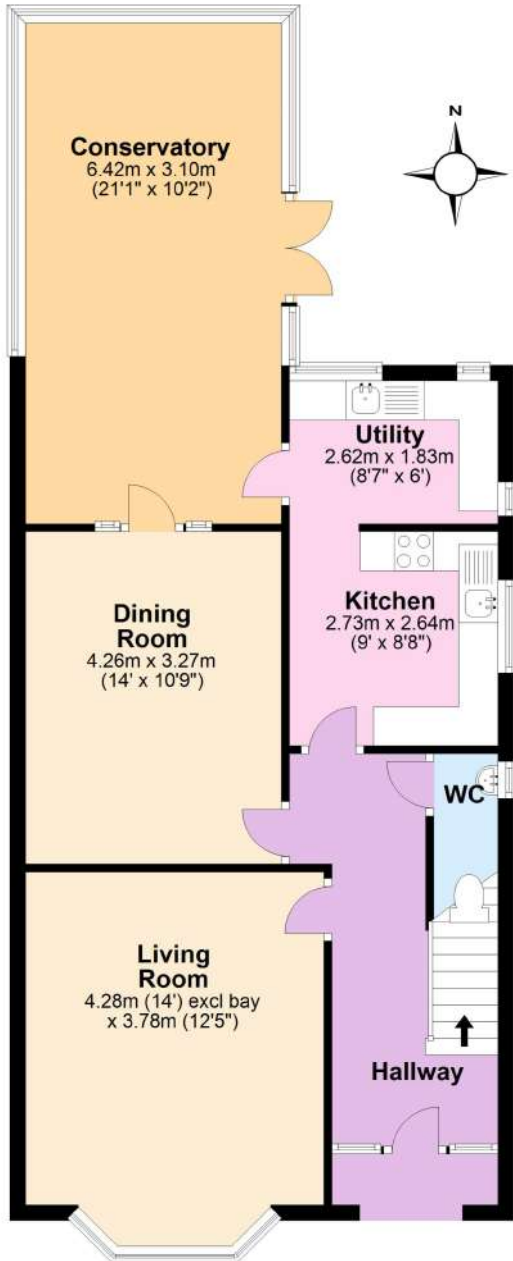
The spacious entrance hall welcomes you to this detached family home and leads to the South facing living room with wide bay window and attractive fireplace with 'Living Flame' electric fire. Beyond, the dining room has a glazed door to the triple aspect conservatory with vaulted ceiling and double doors opening to a paved patio and rear garden. The kitchen is fitted with a range of light units, contrasting worktops and integrated gas hob and electric oven. There is also a separate utility room and cloakroom on this level.

On the first floor there are three bedrooms, two good sized doubles and a single. Bedroom one enjoys pleasant southerly views across the town to the sea in the distance. Bedroom two is at the rear of the property overlooking the garden to the Purbeck Hills, whilst bedroom three is a single and has similar views to the master. The family bathroom is fitted with a white suite including bath and separate corner shower cubicle and completes the accommodation.

Outside, the front garden provides a concrete parking bay and has raised flower/shrub borders which are mostly shingled. There is gated access at the side to the rear garden which is mostly lawned with shrubs and flower borders, paved two tier patio and two timber chalets.

**NB.** The price of the property has recently been substantially reduced to reflect an issue relating to wall ties. Further information is available upon request.

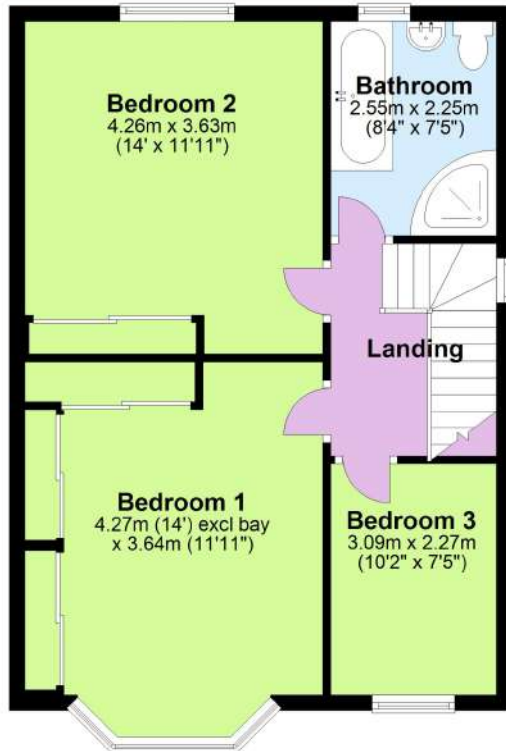
### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Total Floor Area  
Approx. 110m<sup>2</sup> (1,184 sq ft)

### First Floor



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