



## 39 Abbotsbury Road, Broadstone BH18 9DB

A very well presented three bedroom character home situated in this established and popular residential location. The property benefits from a driveway with off road parking and southerly facing rear garden.

**EPC: 65 Council Tax Band: D PRICE: £515,000 Freehold**







## Key Features

- THREE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY
- GOOD SIZE FAMILY BATHROOM
- VIEWS OVER BROADSTONE
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN

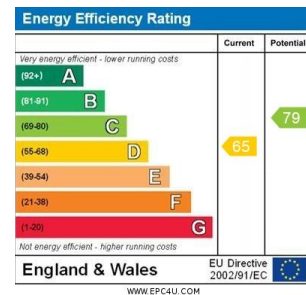
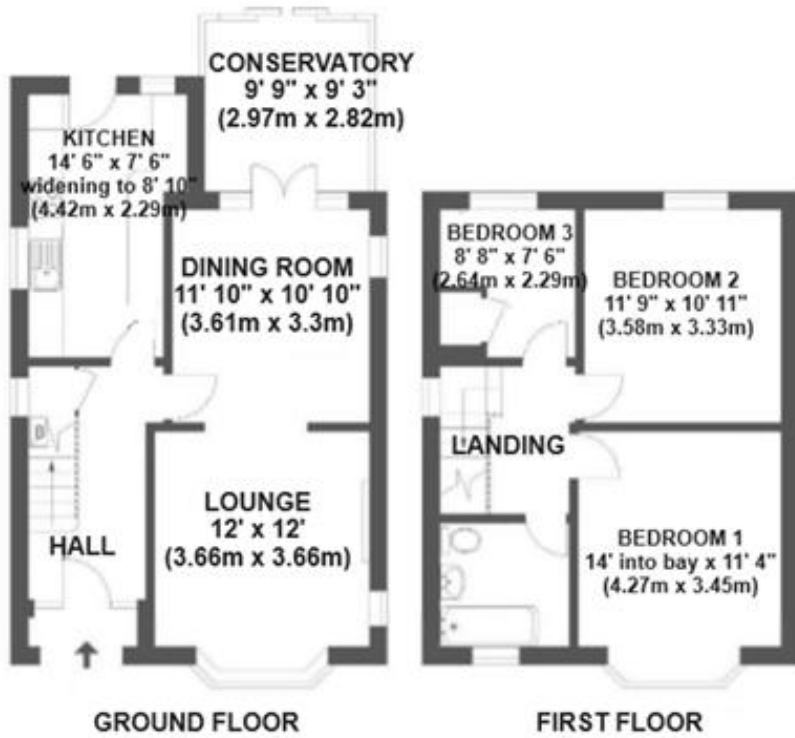
## The Property

Situated within easy reach of the centre of Broadstone and popular schooling for all age groups is this character family home offered for sale with the benefit of no forward chain. To the ground floor there is a reception hall, a lounge with bay window and log burner, this then opens through to a separate dining room and in turn to the conservatory overlooking the rear garden. There is also a contemporary white kitchen with quartz worktop surfaces flooded by light from a large Velux window within a vaulted ceiling and glazed door leading to the rear garden. Within the kitchen there is an integrated induction hob, double oven, fridge and freezer. A wall mounted

Vaillant combination boiler serves the heating and domestic hot water supply.

A galleried landing leads to the three bedrooms, the master bedroom enjoying a bay window to the front aspect with far reaching views over Broadstone and the second and third bedrooms overlook the rear garden, there is a good size contemporary fully tiled family bathroom.

Outside a tarmac driveway provides off road parking for two vehicles and the south facing rear garden has been laid to patio and lawn and is enclosed by timber panelled fencing and established hedgerow.



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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