

73 Cheam Road  
Broadstone BH18 9HB

Price **£525,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW SITUATED  
IN A QUIET AND POPULAR RESIDENTIAL LOCATION,  
BENEFITTING FROM A GOOD SIZED SOUTHERLY FACING  
REAR GARDEN.



**\* SPACIOUS ENTRANCE HALLWAY**

**\* LIVING ROOM 14' 9" X 12' 2" (4.54m x 3.71m)**

**\* DINING ROOM 13' X 11' 6" (3.96m x 3.53m)**

**\* KITCHEN 12' 4" X 9' 3" (3.77m x 2.83m)**

**\* BEDROOM ONE 13' 9" X 9' 9" (4.23m x 3.01m)**

**\* BEDROOM TWO 11' 5" X 9' 4" (3.50m x 2.86m)**

**\* BEDROOM THREE 10' X 8' 9" (3.04m x 2.71m)**

**\* SHOWER ROOM 5' 8" X 5' 1" (1.76m x 1.55m)**

**\* CLOAKROOM 5' 9" X 2' 7" (1.79m x 0.82m)**

**\* FRONT AND REAR GARDENS**

**\* DRIVEWAY PARKING**

**\* SINGLE GARAGE**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

The double glazed frosted front door gives access into the spacious entrance hallway which benefits from two useful storage cupboards, one of which houses the wall mounted boiler. The living room has central fireplace, TV point, two feature circular windows to side and double opening doors giving access out to the rear garden. From the living room an archway leads through to the separate dining room which has window to front aspect. The kitchen has window and door to rear, range of wall and floor mounted cupboards, roll top working surfaces, circular sink with integrated drainer and mixer tap, part tiled walls, space for slimline dishwasher and washing machine and integrated appliances to include fridge, freezer, oven, grill, four ring ceramic hob and extractor fan over.

Bedroom one has window to front aspect. Bedroom two has window to rear aspect with pleasant views over the rear garden. Bedroom three has window to side aspect. The modern fitted shower room has frosted window to side, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower. The separate cloakroom has frosted window to side, vanity unit with inset wash hand basin and mixer tap and low level flush WC.

To the front of the property is a small area laid to lawn with steps leading up to the front door and a tarmac driveway providing off road parking for a number of vehicles leads down the side in turn to the single detached garage which has up and over door, light and power. One of the main features of this property is the sizeable and secluded rear garden which has a patio running adjacent providing ample seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hard stand for greenhouse and timber shed. Access down the side via a timber gate in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the second turning on the right into Ascot Road and then take the first turning on the left hand side into Cheam Road.

**COUNCIL TAX:** Band E. BCP (Poole) Council.

**ENERGY EFFICIENCY RATING:** C.

**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: R1870**