



## 20 Beech Close, Broadstone BH18 9NJ

A superbly extended and refurbished three double bedroom bungalow situated in this sought after location.

**EPC: 66 Council Tax Band: E Price Guide: £600,000 Freehold**







## Key Features

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- SUPERBLY EXTENDED & REFURBISHED
- THREE DOUBLE BEDROOMS
- CONTEMPORARY FEEL
- SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES
- DUAL ASPECT LOUNGE/DINING ROOM
- EN-SUITE BATHROOM
- SEPARATE SHOWER ROOM
- UPVC DOUBLE GLAZING, FASCIAS & SOFFITS
- PRIME LOCATION
- NO FORWARD CHAIN

## The Property

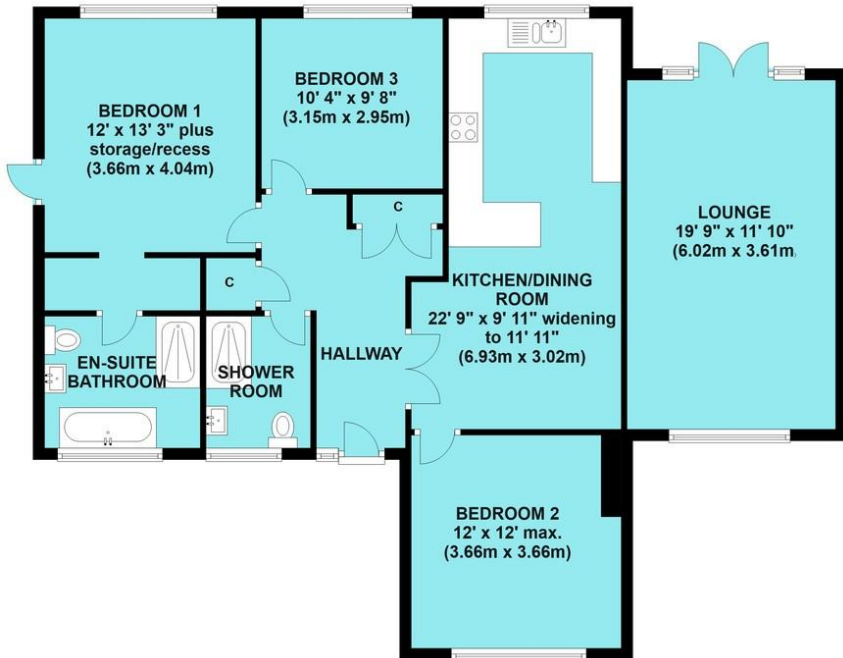
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This delightful bungalow has undergone sympathetic and extensive modernisation throughout to now offer a home that benefits from many of the features associated with a brand new property, yet situated in an established and peaceful location.

Giving this home a contemporary feel there are smooth set ceilings throughout with inset downlighting and there is UPVC double glazed throughout with UPVC fascias and soffits and a newly installed gas fired heating system. A particular feature of the home is the generous Shaker style kitchen with integrated appliances opening to the

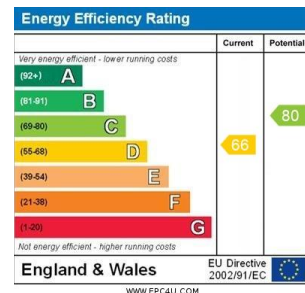
dining area with double doors connecting to the hallway and then the lounge enjoying a front and rear aspect. The master bedroom has an en-suite bathroom and there is a second shower room. A tarmac driveway provides off road parking for numerous vehicles and both the front and rear gardens have been landscaped.

The bungalow is situated within a short walk of bus services and excellent walking across Upton Heath, whilst the centre of Broadstone has a thriving high street with leisure facilities and M&S Foodhall.



Total area: approx. 109.5 sq. metres (1179.1 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.



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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