

304 West Way  
Broadstone BH18 9LF

Price **£425,000** Freehold



A THREE BEDROOM DETACHED  
BUNGALOW OCCUPYING A CORNER  
PLOT AND BEING OFFERED TO THE  
MARKET WITH NO FORWARD CHAIN.



Total area: approx. 90.4 sq. metres (973.6 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.



**\* PORCH**

**\* ENTRANCE HALLWAY 10'9" x 5'4" (3.32m x 1.65m)**

**\* LOUNGE/DINING ROOM 24'6" x 14'3" (7.5m x 4.36m)**

**\* KITCHEN 10'9" x 9'9" (3.32m x 3.02m)**

**\* REAR PORCH 7' x 4' (2.13m x 1.22m)**

**\* INNER HALLWAY 12'7" x 3' (3.87m x 0.91m)**

**\* BEDROOM ONE 10'8" TO WARDROBE FRONT x 10'9" (3.29m x 3.32m)**

**\* BEDROOM TWO 10'9" x 10' (3.32m x 3.05m)**

**\* BEDROOM THREE 10' x 7'6" TO WARDROBE FRONT (3.05m x 2.32m)**

**\* FAMILY BATHROOM 10'7" (MAXIMUM) x 6'2" (3.26m x 1.89m)**

**\* CLOAKROOM 7'5" x 3' (2.29m x 0.91m)**

**\* FRONT, SIDE AND REAR GARDENS**

**\* OFF ROAD PARKING**

**\* SINGLE GARAGE**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via double opening glazed doors gives access into the entrance porch which in turn via double glazed frosted door with matching side screen leads into the entrance hallway which benefits from a storage cupboard housing fuses. The light and airy lounge/dining room has large window to front aspect, TV point, central fireplace with inset electric fire with stone hearth, surround and mantel and sliding patio doors leading to the rear garden. The kitchen has window and door to rear, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and mixer tap, space for tall fridge/freezer and washing machine and integrated appliances to include oven and four ring gas hob. Off the kitchen is the rear porch which has wood effect flooring and sliding patio doors leading to the rear garden. The inner hallway has loft access via a hatch and storage cupboard with shelving.

Bedroom one has window to rear aspect with pleasant views over the garden and benefits from a range of fitted wardrobes. Bedroom two has window to front aspect and benefits from a range of fitted furniture to include drawers, dressing table and wardrobes. Bedroom three has window to front aspect and also benefits from fitted wardrobes with double opening doors. The modern fitted family bathroom has airing cupboard with hot water tank, slatted shelving and wall mounted 'Worcester' boiler, frosted window to rear aspect, fully tiled walls, vanity unit with inset wash hand basin and mixer tap, panel enclosed bath with mixer tap and corner shower cubicle with shower. The separate cloakroom has frosted window to side, pedestal wash hand basin with hot and cold tap and tiled splashback and low level flush WC.

The low maintenance front garden benefits from a number of shrubs and to the side of the property, a driveway provides off road parking for a number of vehicles in turn leading to the single garage which has up and over door, frosted window to rear, light and power. The secluded rear garden has a patio running adjacent providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Hardstanding for shed. Access along both sides of the property in turn lead to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. West Way is the first turning on the left hand side.

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

**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: R1801**