



## 29 Springdale Avenue, Broadstone BH18 9ET

Situated within a level walk of the centre of Broadstone is this character, five bedroom, three reception detached family home benefiting from a good size rear garden.

**EPC: 69 Council Tax Band: E Price: £675,000 Freehold**

 **5**  **2**  **3**





## Key Features

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- FIVE BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- CONVENIENT & POPULAR LOCATION
- INTEGRAL GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING

## The Property

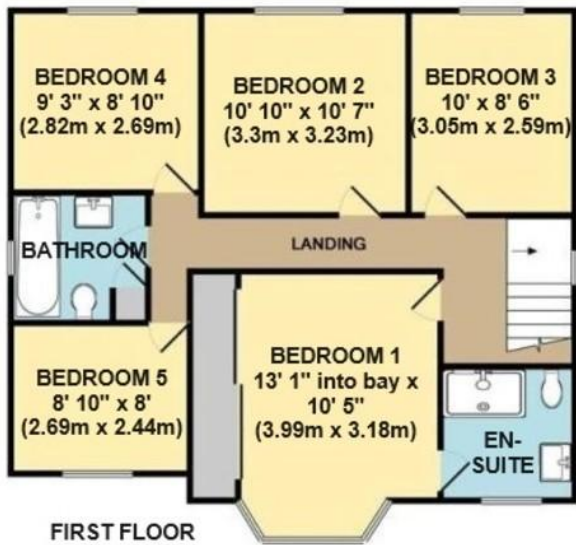
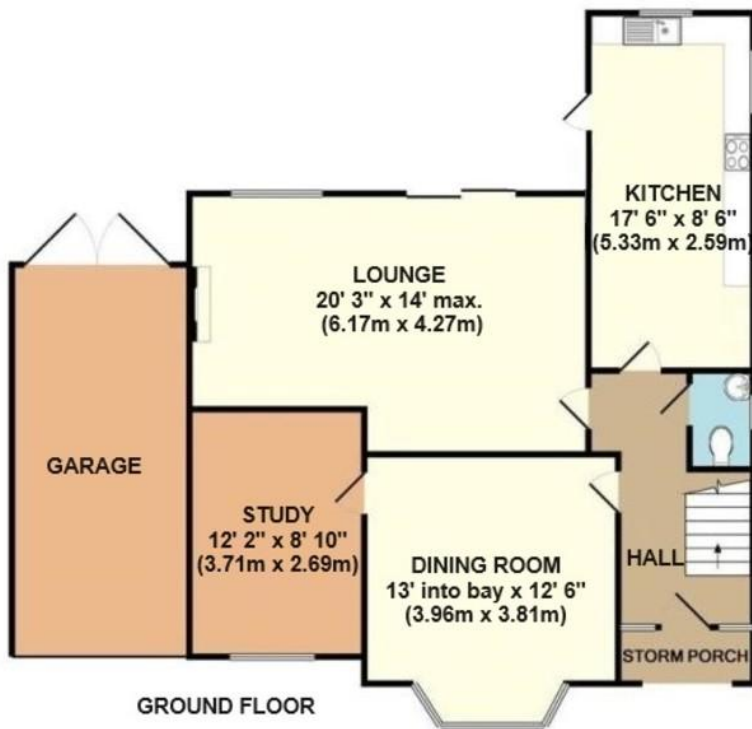
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The property is situated in a popular and convenient location being close to bus services, amenities in the centre of Broadstone and popular schooling for all age groups.

To the ground floor there is a reception hall with cloakroom, a lounge overlooking the rear garden, dining room with attractive bay window and study and a contemporary white kitchen with quartz work surfaces again overlooking the rear garden.

To the first floor the master bedroom has a bay window to the front aspect and fitted wardrobes and an en-suite shower room, there are then four further bedrooms and a family bathroom.

To the front of the house a brick paved double width driveway provides off road parking and leads to the integral garage and the rear garden enjoys a patio area leading to an ornamental pond surrounded by lawn, there is then a substantial timber built shed and greenhouse.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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