



## 88 Clarendon Road, Broadstone BH18 9HY

A characterful detached family home with versatile, four bedroom accommodation, set on a large plot in this favoured road within walking distance of Broadstone high street and renowned local schools.

**EPC: 67 Council Tax Band: E Price: £649,950 Freehold**

 **4**  **2**  **2**





## Key Features

- THREE/FOUR DOUBLE BEDROOMS
- SPACIOUS WELL STOCKED GARDENS
- SUPERB OPEN PLAN KITCHEN/DINING ROOM WITH MEZZANINE FLOOR OVERLOOKING THE LIVING ROOM
- INTEGRAL GARAGE
- HOME OFFICE
- DOUBLE GLAZED WINDOWS
- SEPARATE SITTING ROOM
- PRIME LOCATION WITHIN WALKING DISTANCE OF LOCAL SCHOOLS
- SNUG/BEDROOM 4
- NO FORWARD CHAIN

## The Property

From the hardwood front door, access is made to the reception hall which serves the sitting room and snug to the front. A glazed panelled door leads into the superb kitchen/dining room which is very impressive and this has a mezzanine floor with glazed balustrade overlooking a superb living room with full height ceiling, Velux windows and bi-fold doors leading out to the garden. To complete the picture on the ground floor, there is a home office together with downstairs cloakroom and internal door to the garage.

Once on the first floor landing, there are three excellent bedrooms, all with built in fitted furniture,

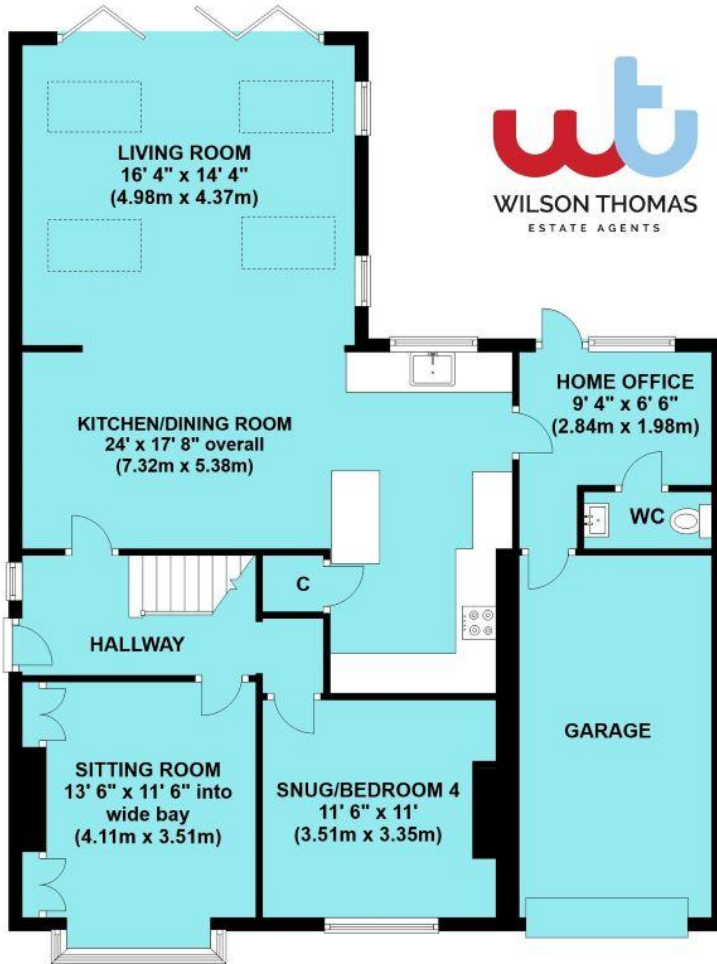
whilst the third bedroom has the benefit of an en-suite shower room. There is of course a family bathroom at the end of the landing.

Within the garage one will find a wall mounted Worcester gas boiler and mains pressure vented water system.

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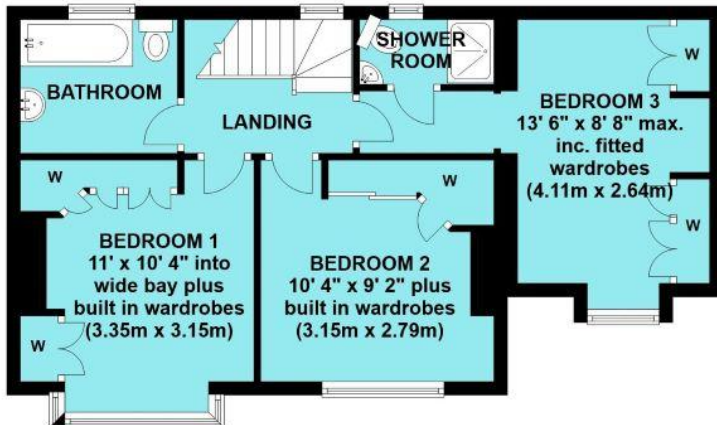
## Ground Floor

Approx. 110.8 sq. metres (1192.8 sq. feet)



## First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Total area: approx. 163.2 sq. metres (1756.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

### Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

### Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk