



## 106 Kitchener Crescent, BH17 7HY

A deceptively sized three/four bedroom family home benefiting from a generous extended kitchen/breakfast room with utility.

**EPC: TBC Council Tax Band: C Price: £359,950 Freehold**

 **4**  **2**  **1**









## Key Features

- WELL PRESENTED
- LIVING ROOM
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- SECOND RECEPTION ROOM / BEDROOM FOUR
- THREE FURTHER BEDROOMS
- BATHROOM AND EN-SUITE
- GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- NO FORWARD CHAIN

## The Property

Situated in this popular and convenient location within easy reach of the centres of Broadstone and Poole. This well presented family home benefits from gas fired heating with radiators, UPVC double glazing and has smooth plastered ceilings throughout with inset down-lighting.

### Ground Floor

There is a reception hall with hardwood flooring, which opens into the living room with the continuation of the flooring, this then extends to a large kitchen/breakfast room with an integrated appliances a utility room that houses the gas fired heating boiler. Also located to the

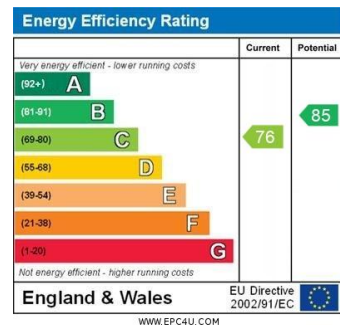
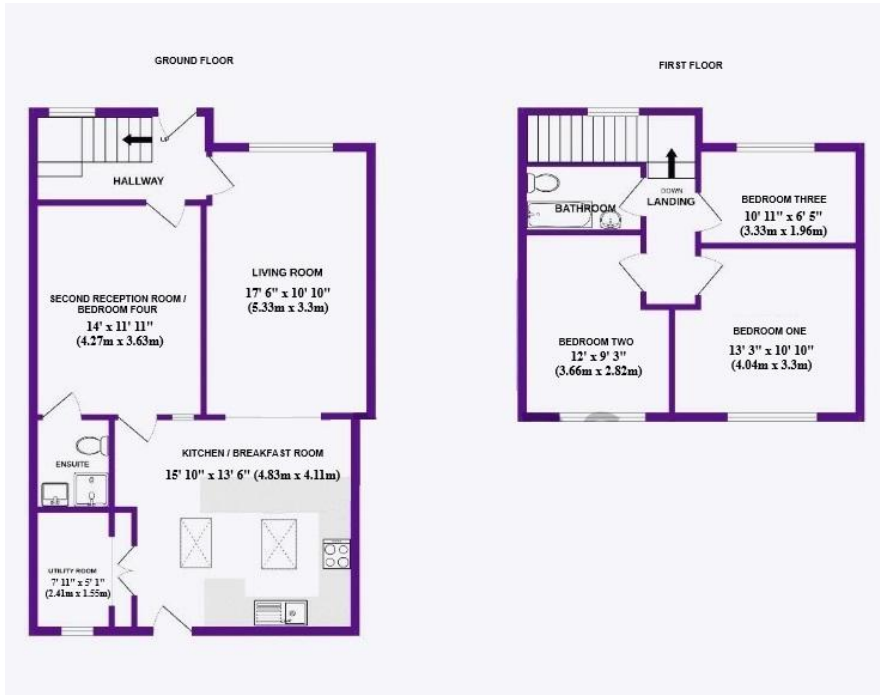
ground floor is a second reception room, which would make an ideal dining room or snug, this is currently used as an additional bedroom with an en-suite shower room.

### First Floor

There are three bedrooms and a family bathroom.

### Outside

To the front of the house is off road parking and the rear garden has been arranged predominantly for ease of maintenance being laid to paved patio and raised borders.



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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