



4 West Way, Broadstone BH18 9LP

An imposing five bedroom chalet style home situated in the heart of Broadstone and just moments away from the high street and all of its amenities including popular schooling for all age groups.

EPC: TBC Council Tax Band: E Guide Price: £650,000 Freehold

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





Key Features

- IMPOSING FIVE BEDROOM CHALET STYLE HOME
- 33' LIVING ROOM
- SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- EN-SUITE BATHROOM & FAMILY BATHROOM
- DOUBLE GARAGE
- GOOD SIZE GARDENS
- GROUND FLOOR SHOWER ROOM
- OWNER SUITED

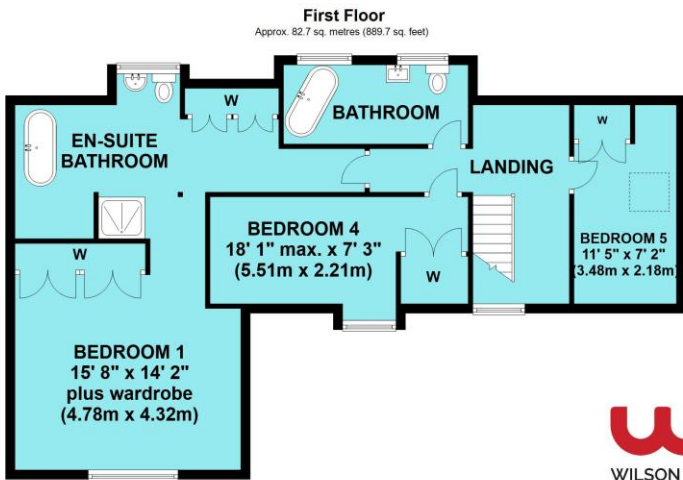
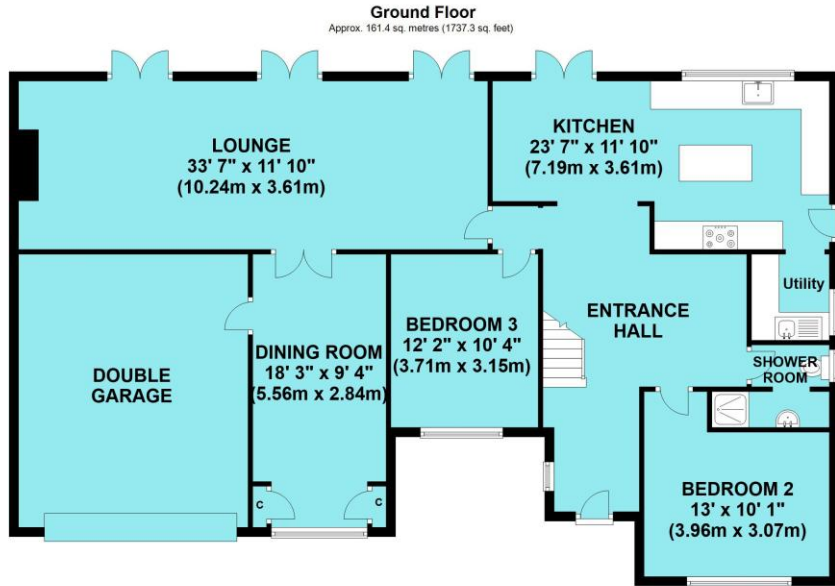
The Property

Approached via double wrought iron gates onto a gravel driveway providing parking for numerous vehicles is this substantial home offering generous and flexible accommodation.

The property, which benefits from gas fired heating with radiators and UPVC double glazing has a large reception hall with galleried first floor landing, a 33' living room leading to a dining room and a kitchen/breakfast room with French doors opening to the rear garden. Also located to the ground floor is a utility room, shower room and two double bedrooms.

To the first floor there is a master bedroom with en-suite bathroom with separate shower cubicle, two further bedrooms and the family bathroom.

To the front of the property the driveway leads to the integral double garage and there is a wide garden to the rear with large patio area stepping down to an area of lawn with neatly kept flower and shrub borders. Within the garden there is a summer house and all the boundaries are enclosed by either close boarded fencing or established hedgerow. To the side of the property are two further outside stores and a useful side section of garden.



Total area: approx. 244.1 sq. metres (2627.0 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	(55-68)		
D	(39-54)	56	
E	(21-38)		
F	(1-20)		
G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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