



12 Cheam Road, Broadstone BH18 9HD

An excellently presented substantial family home extending to 2,314 square feet, situated in a quiet residential location just a short walk from the thriving Broadstone high street.

EPC: 75 Council Tax Band: D Price: £725,000 Freehold

 **4**  **3**  **2**





Key Features

- IMPRESSIVE RECEPTION HALL
- LARGE CONTEMPORARY KITCHEN & LIVING SPACE
- LOUNGE AND SNUG
- GROUND FLOOR BEDROOM, SHOWER ROOM & UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM & DRESSING ROOM
- UPVC DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- ATTRACTIVE WOOD VENEER INTERNAL DOORS
- FLEXIBLE ACCOMMODATION
- BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- GARAGE, PATIO & GOOD SIZE LEVEL REAR GARDEN

The Property

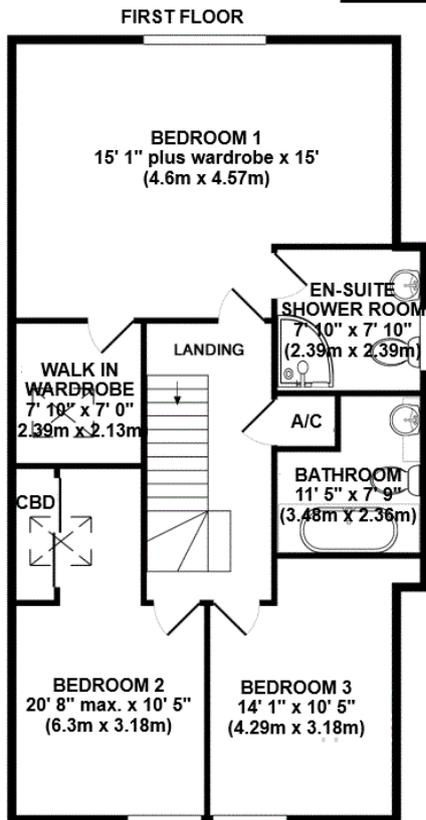
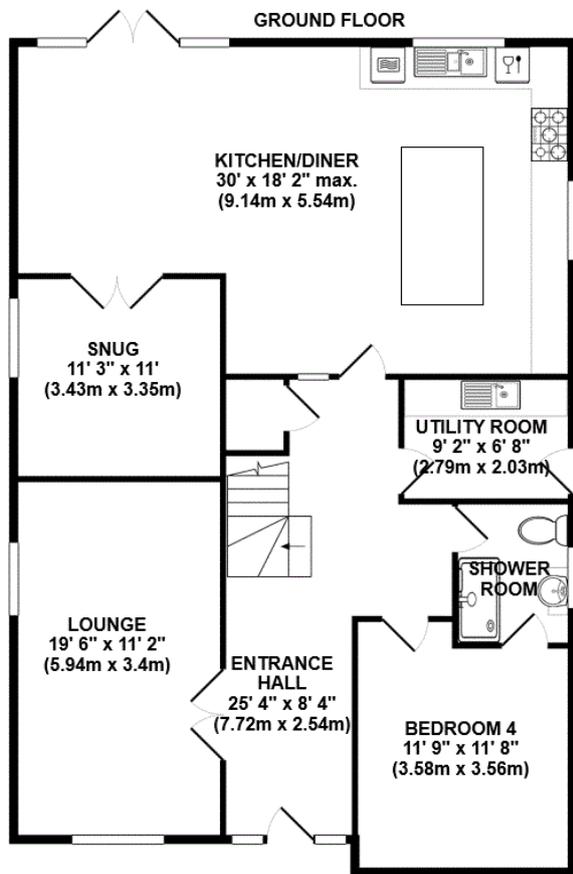
This delightful home is conveniently situated within a short walk of the centre of Broadstone and also popular schooling for all age groups. Both the boys' and girls' grammar schools are just a short drive away.

The impressive accommodation comprises of a generous reception hall with wood panel flooring, there is then a lounge, a contemporary kitchen area with integrated appliances, marble worksurfaces and central island, which then extends to a large dining or living area with French doors overlooking the rear garden, double doors then open to a separate snug. Also located on the ground floor is a fourth bedroom,

ground floor shower room with Jack and Jill door to the ground floor bedroom and utility room.

An attractive landing area to the first floor accesses the master bedroom suite with dressing room and en-suite shower room, there are then two double bedrooms and a superb family bathroom.

To the front of the property a block paved driveway provides off road parking for numerous vehicles and extends to the side of the house, in turn leading to the garage. Running across the full width of the property is an attractive patio area leading to a generous level area of lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC.UK.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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