

17 Cheam Road  
Broadstone BH18 9HB

Price **£450,000** Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW BENEFITTING FROM SIZEABLE REAR GARDEN AND NO FORWARD CHAIN, SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION CLOSE TO BROADSTONE VILLAGE.



**Total area: approx. 84.6 sq. metres (910.8 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 and 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.

- \* PORCH 5'3" x 3' (1.61m x 0.91m)**
- \* ENTRANCE HALLWAY 11'2" x 9'8" (MAXIMUM) (3.41m x 2.98m)**
- \* SITTING ROOM 16'2" x 12'5" (4.93m x 3.81m)**
- \* CONSERVATORY 15' x 6'5" (4.57m x 1.98m)**
- \* KITCHEN 13'4" x 10' (4.08m x 3.04m)**
- \* BEDROOM ONE 15'1" x 11'3" (4.61m x 3.44m)**
- \* BEDROOM TWO 12'6" x 11'2" (3.84m x 3.41m)**
- \* WET ROOM 8' x 6'3" (2.43m x 1.92m)**
- \* FRONT AND SIZEABLE REAR GARDEN**
- \* DRIVEWAY PARKING**
- \* DETACHED GARAGE**
- \* MAJORITY DOUBLE GLAZED**
- \* GAS FIRED CENTRAL HEATING**











**ABOUT THIS PROPERTY**

The front door gives access into the porch which in turn via a double glazed frosted front door with matching side screen leads into the spacious entrance hallway which has cupboard housing fuses and loft access via a hatch. The light and airy sitting room has TV point and access into the conservatory which in turn leads to the rear garden. The kitchen has window to front aspect, further window and door to side, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, tiled flooring, wall mounted 'Vaillant' boiler, space and plumbing for slimline dishwasher and washing machine and integrated appliances to include oven, four ring electric hob and extractor fan over.

Bedroom one has window to rear aspect with pleasant views over the rear garden and bedroom two has window to front aspect. The wet room has frosted window to side, part tiled walls, low level flush WC, wash hand basin with hot and cold tap and shower area with 'Mira' shower.

To the front of the property is an area laid to lawn with low level brick wall and mature shrub borders. Via wrought iron gates, a tarmac driveway provides off road parking for a number of vehicles in turn leading to the detached garage which has up and over door, light and power. The southerly facing and sizeable rear garden has a patio running adjacent to the property providing seating in turn leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the second turning on the right into Ascot Road and then the first turning on the left hand side into Cheam Road.

**COUNCIL TAX:** Band D BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** To be confirmed

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R1959**