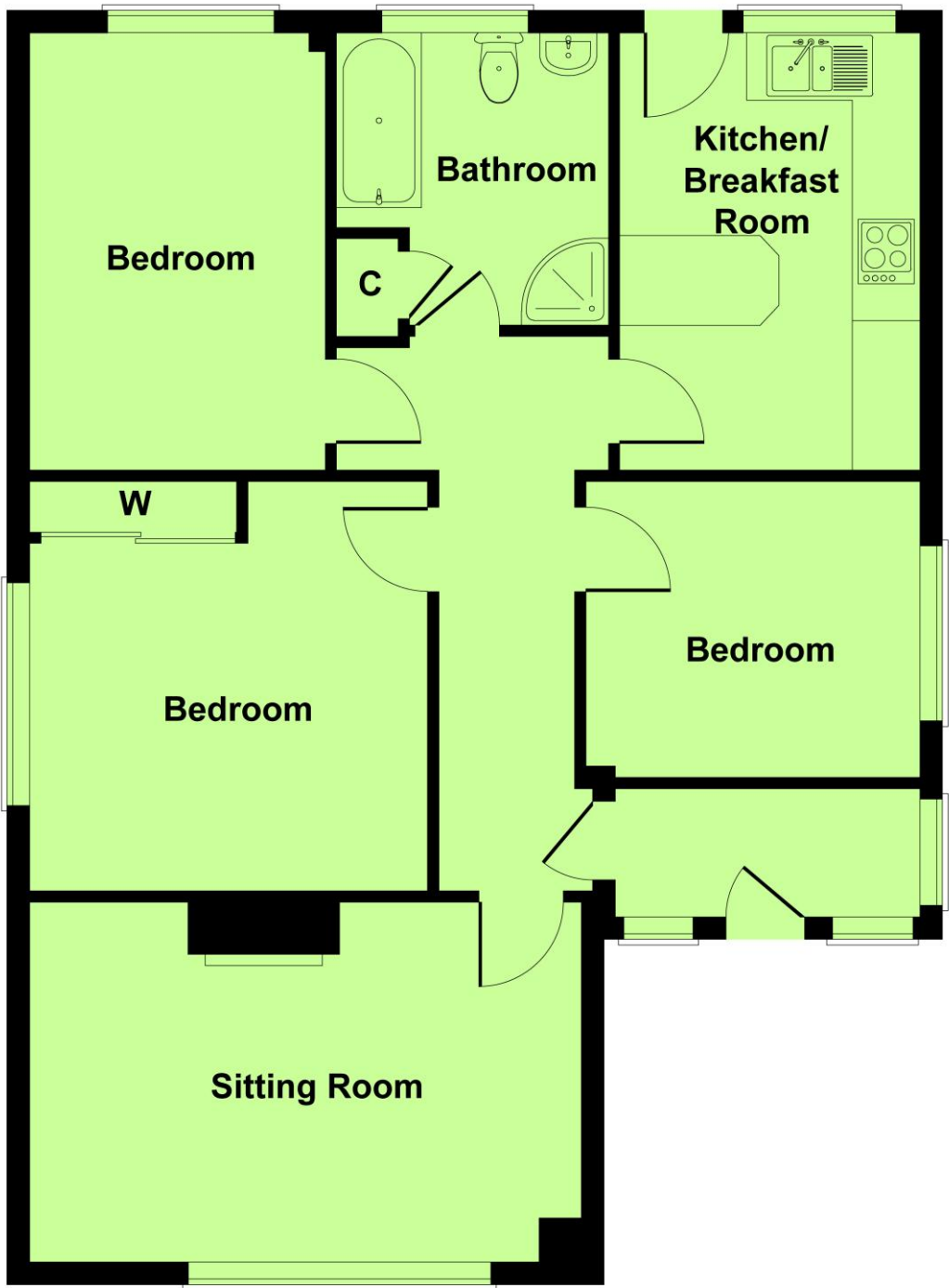


46 Anvil Crescent
Broadstone BH18 9DZ

Price **£425,000** Freehold



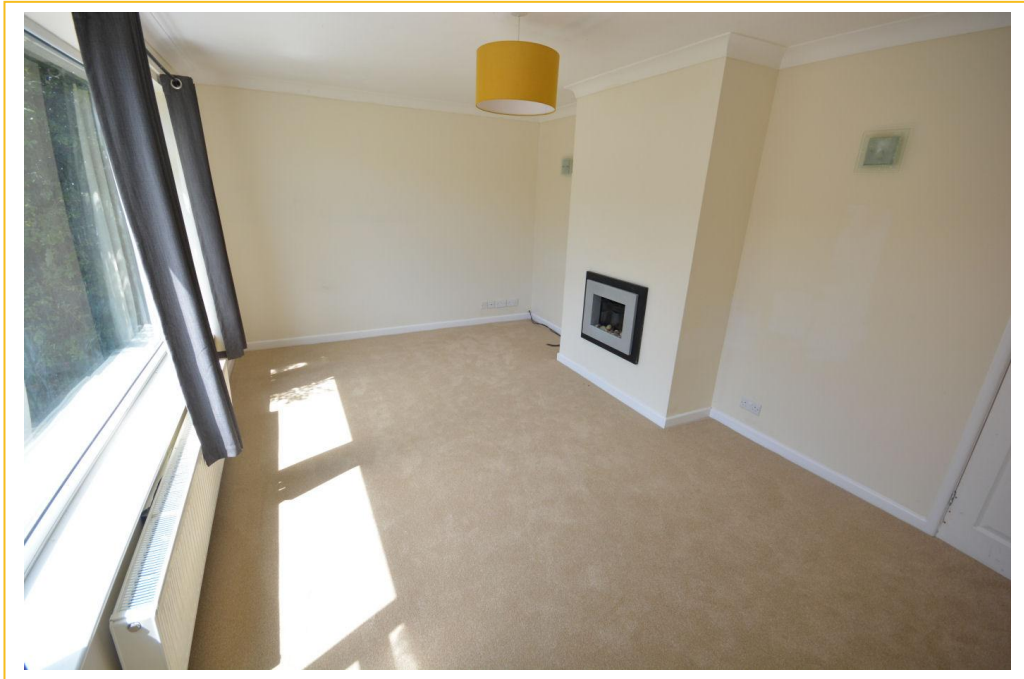
A WELL PRESENTED THREE BEDROOM
DETACHED FAMILY BUNGALOW, SITUATED
IN A POPULAR RESIDENTIAL LOCATION
WITHIN SOUGHT AFTER SCHOOL
CATCHMENTS, OFFERED TO THE OPEN
MARKET WITH NO FORWARD CHAIN.



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



- * PORCH 8'9" x 4' (2.71m x 1.21m)**
- * ENTRANCE HALLWAY 16'2" x 7'8 (MAXIMUM) (4.93m x 2.37m)**
- * SITTING ROOM 17' x 10'8" (5.18m x 3.29m)**
- * KITCHEN/BREAKFAST ROOM 13'6" x 8'8" (4.14m x 2.68m)**
- * BEDROOM ONE 12'3" x 11'9" (3.74m x 3.62m)**
- * BEDROOM TWO 12'9" x 9'2" (3.93m x 2.8m)**
- * BEDROOM THREE 10' x 8' (3.04m x 2.43m)**
- * FAMILY BATHROOM 8'8" x 7'8" (2.68m x 2.37m)**
- * DRIVEWAY PARKING AND DETACHED SINGLE GARAGE**
- * FRONT AND REAR GARDENS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Steps lead up to a UPVC double glazed front door with feature side screens in turn leading to the enclosed porch with timber glazed door giving access to the entrance hall which has loft access via a hatch. The light and airy sitting room has large window to front aspect, TV point, telephone point and inset electric fire. The kitchen/breakfast room has window and door to rear, 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, nest of four drawers, tiled flooring, breakfast bar and integrated appliances to include washing machine, dishwasher, microwave, fridge/freezer, oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to side aspect, TV point, telephone point and fitted wardrobes with mirrored front. Bedroom two has window to rear aspect with pleasant views over the garden, TV point and telephone point. Bedroom three has window to side aspect, TV point and telephone point. The family bathroom has frosted window to rear aspect, fully tiled walls and flooring, towel ladder radiator, storage cupboard with slatted shelving and radiator, low level flush WC, pedestal wash hand basin with mixer tap, shower cubicle with shower and panel enclosed bath with mixer tap and shower attachment over.

To the front of the property is a small area laid to lawn and a driveway providing off road parking for a number of vehicles leading along the side of the property in turn leading to the detached single garage which has up and over door, light, power and window and door to side. The secluded rear garden is predominantly laid to lawn with a patio providing seating, all of which are bound by mature shrub and timber fence borders.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning on the right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and then take the first turning on the left hand side into Anvil Crescent.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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: R2012