

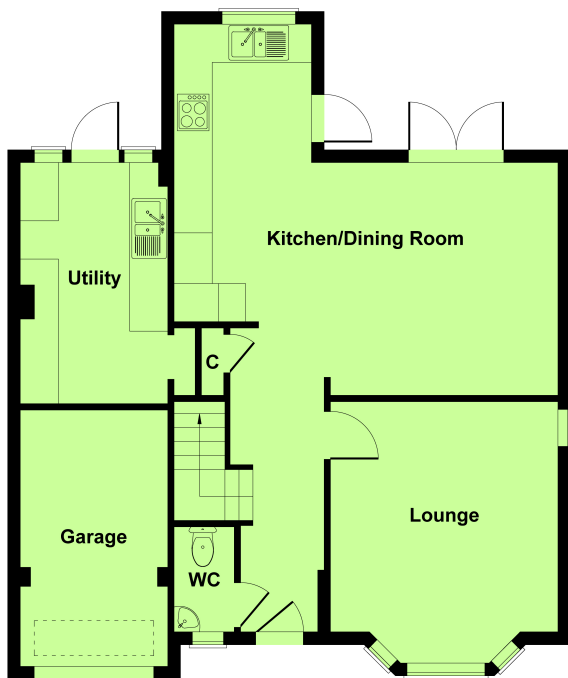
29 Springdale Road  
Broadstone BH18 9BN

Price **£625,000** Freehold

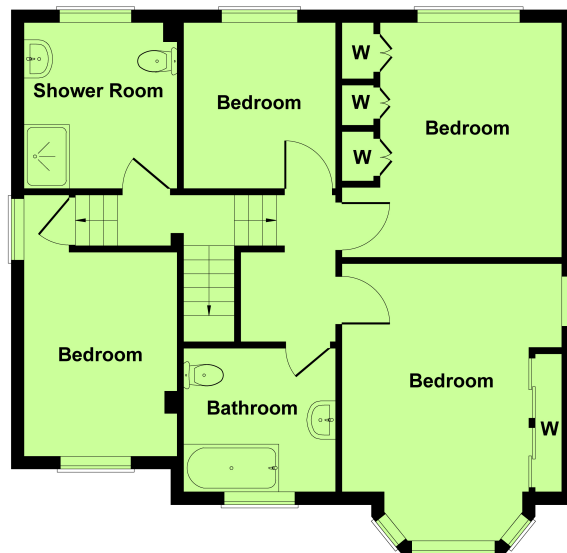


A SUPERBLY PRESENTED OLDER STYLE DETACHED FAMILY HOME, SITUATED WITHIN SOUGHT AFTER SCHOOL CATCHMENTS, BENEFITTING FROM MANY ORIGINAL FEATURES AND A SIZEABLE SOUTHERLY FACING REAR GARDEN.

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



- \* **ENTRANCE HALL 13'3" X 5'3" (4.05m x 1.61m)**
- \* **CLOAKROOM 5'6" X 3'2" (1.71m x 0.97m)**
- \* **LOUNGE 13'9" X 12' (4.23m x 3.65m)**
- \* **KITCHEN/DINING ROOM 20'1" MAXIMUM X 19'8" MAXIMUM (6.12m x 6.03m)**
- \* **UTILITY ROOM 13'4" X 8'6" (4.08m x 2.62m)**
- \* **STAIRS LEADING TO SPLIT LEVEL LANDING**
- \* **BEDROOM ONE 14'6" X 12'1" (4.44m x 3.68m)**
- \* **BEDROOM TWO 12'1" X 12'6" (3.68m x 3.84m)**
- \* **BEDROOM THREE 13'9" X 8'1" (4.23m x 2.46m)**
- \* **BEDROOM FOUR 8'6" X 8'1" (2.62m x 2.46m)**
- \* **BATHROOM 8' X 7'9" (2.43m x 2.41m)**
- \* **SHOWER ROOM 8'6" X 8' (2.62m x 2.43m)**
- \* **DRIVEWAY PARKING**
- \* **DETACHED WORKSHOP/STORE**
- \* **SIZEABLE SOUTHERLY FACING REAR GARDEN**
- \* **UPVC DOUBLE GLAZED & GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

Via the double glazed frosted front door gives access into the entrance hall which has stairs rising to the first floor and access into the cloakroom which has frosted window to front aspect, part tiled walls, low level flush WC and corner wash hand basin with hot and cold tap. The light and airy lounge has windows to front and side aspect, picture rails, TV point and wall mounted electric fire. The kitchen/dining room has double opening doors and further door leading to the rear garden, window to rear, range of wall and floor mounted cupboards, working surfaces over, part tiled walls, single sink with drainer and mixer tap, nest of three pan drawers and integrated appliances to include fridge, dishwasher, oven, grill, four ring gas hob and extractor fan over. The utility room has two windows and door to rear, range of wall and floor mounted cupboards, roll top working surfaces over, part tiled walls, single sink with drainer and mixer tap, wall mounted 'Valliant' boiler and space for fridge, freezer, washing machine and tumble dryer.

The split level landing has loft access via a hatch and picture rails. Bedroom one has feature bay window to front aspect and further frosted window to side. Bedroom two has window to rear aspect with superb views over the garden, picture rails and benefits from fitted wardrobes with double opening doors (one of which has a double panel radiator acting as an airing cupboard). Bedroom three has windows to front and side aspect. Bedroom four has window to rear aspect with pleasant views over the garden. The family bathroom has frosted window to front aspect, towel ladder radiator, fully tiled walls, low level flush WC, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment over. The shower room has frosted window to rear aspect, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with shower.

To the front of the property a tarmac driveway provides off road parking for a number of vehicles with a small area being laid to mature shrubs, all of which are bound by low level brick wall borders. One of the main features to this delightful character home is the stunning, sizeable and southerly facing rear garden which has a patio running adjacent providing seating, in turn leading to the remainder which is laid to lawn. There are two further patios, one of which being laid to decking, and a pond, all bound by mature shrub and timber fence borders. The workshop/store has power and light. Access down the side of the property in turn leads to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout taking the third exit onto Higher Blandford Road. At the traffic lights take turn left onto Springdale Road and the property can be found on the left hand side just after Ascot Road.

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

**ENERGY EFFICIENCY RATING:** Band C

**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: R2084**