



42 Clarendon Road
Broadstone, Dorset
BH18 9HY

A beautiful 3 bedroom detached character house with 3 bedrooms, a large kitchen/diner, ample off road parking, a private garden and NO FORWARD CHAIN, set in the heart of Broadstone.

ASKING PRICE: £580,000
FREEHOLD



Christopher
Batten

in association with

Winkworth



The property sits to the side of its plot, offering an opportunity, subject to planning consent, to extend and enlarge this wonderful family home.

As you approach the home you are greeted with ample off road parking for multiple vehicles both to the front, on a brick paved area enclosed by a rendered dwarf brick wall, and through gates on a shingle drive to the side of the property.

The attractive red brick elevations are highlighted by white features and a tiled storm porch.



 2  3  1



The character feel continues in the hall, with a wooden floor which continues throughout much the ground floor.

To the right is a lounge with a bay window, feature fireplace, log burner style electric heater, and fitted alcove storage.

The cloakroom has been refurbished with character tiles and fittings.



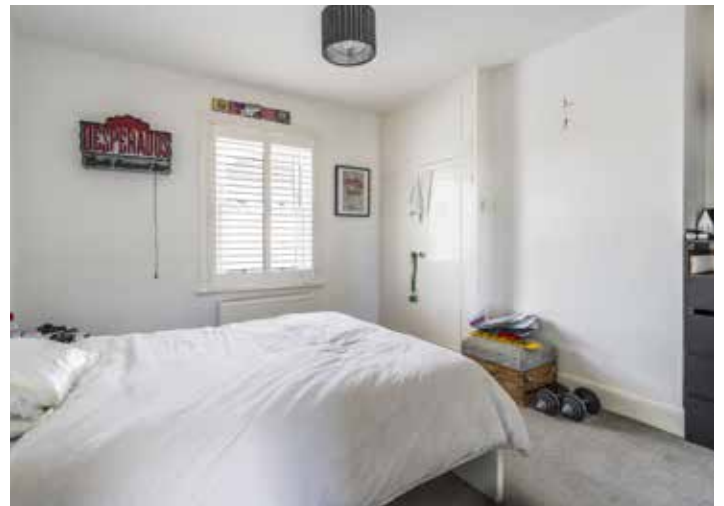
The kitchen/diner is a large entertaining space which would benefit from some modernisation but is currently the heart of the house, offering substantial kitchen and family areas, with bifold doors leading out onto a wooden decked area and the garden beyond.



Upstairs, there are 3 bedrooms, 2 of which are double in size, and a re-fitted family bathroom which matches the cloakroom.

The garden is enclosed, private and mainly laid to lawn, and includes a brick chalet which was previously used as an office and has power, lighting, a vaulted ceiling, double glazed windows and double doors.

Broadstone provides an excellent range of shops including an M & S Food Hall, pubs and restaurants, a large recreation park, a sports complex and a championship golf course. There are 2 first schools, a middle school and, between Broadstone and Corfe Mullen, Corfe Hills secondary school.



42 Clarendon Road, Broadstone

Approximate Gross Internal Area :- 102 sq m / 1100 sq ft



For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions

DISCLAIMER:

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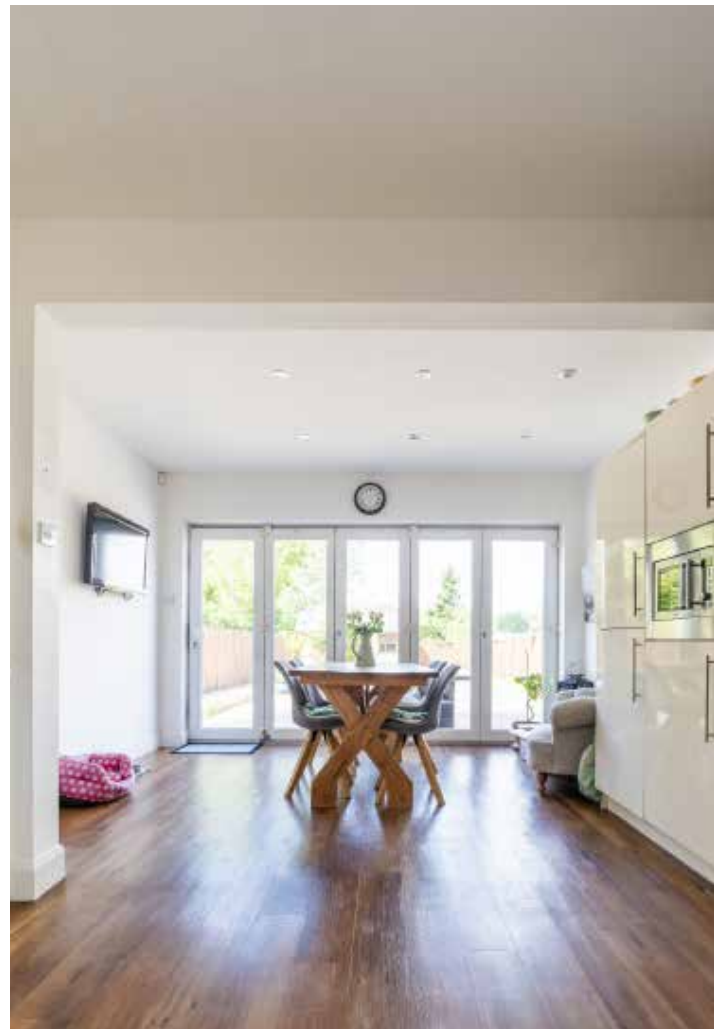


Boys' and girls' grammar schools are nearby, and there is good access to independent schools eg Dumpton, Castle Court and Canford.

The market town of Wimborne Minster is approximately 3 miles to the north, whilst the coastal town of Poole, 3 miles to the south, has a mainline rail link to London Waterloo.

Directions: From the Broadway in Broadstone, proceed to the roundabout at the junction of Dunyeats Road and take the second exit into Clarendon Road. Proceed past the right hand turning to Ascot Road, and number 42 can be found on the right hand side.

Council Tax: Band E
EPC Rating: Band D







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