



10 Beacon Gardens, Broadstone BH18 9JY

The opportunity to reside in this highly sought after cul-de-sac, on the fringe of Broadstone, close to lovely walks across open heathland. Viewing recommended.

EPC: 67 Council Tax Band: E Price: £400,000 Freehold

 **3**  **2**  **1**





Key Features

- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- UTILITY ROOM
- MASTER EN SUITE
- GARAGE
- WELL STOCKED GARDEN
- PRIME LOCATION
- CLOSE TO NATURE RESERVE
- MUST BE SEEN

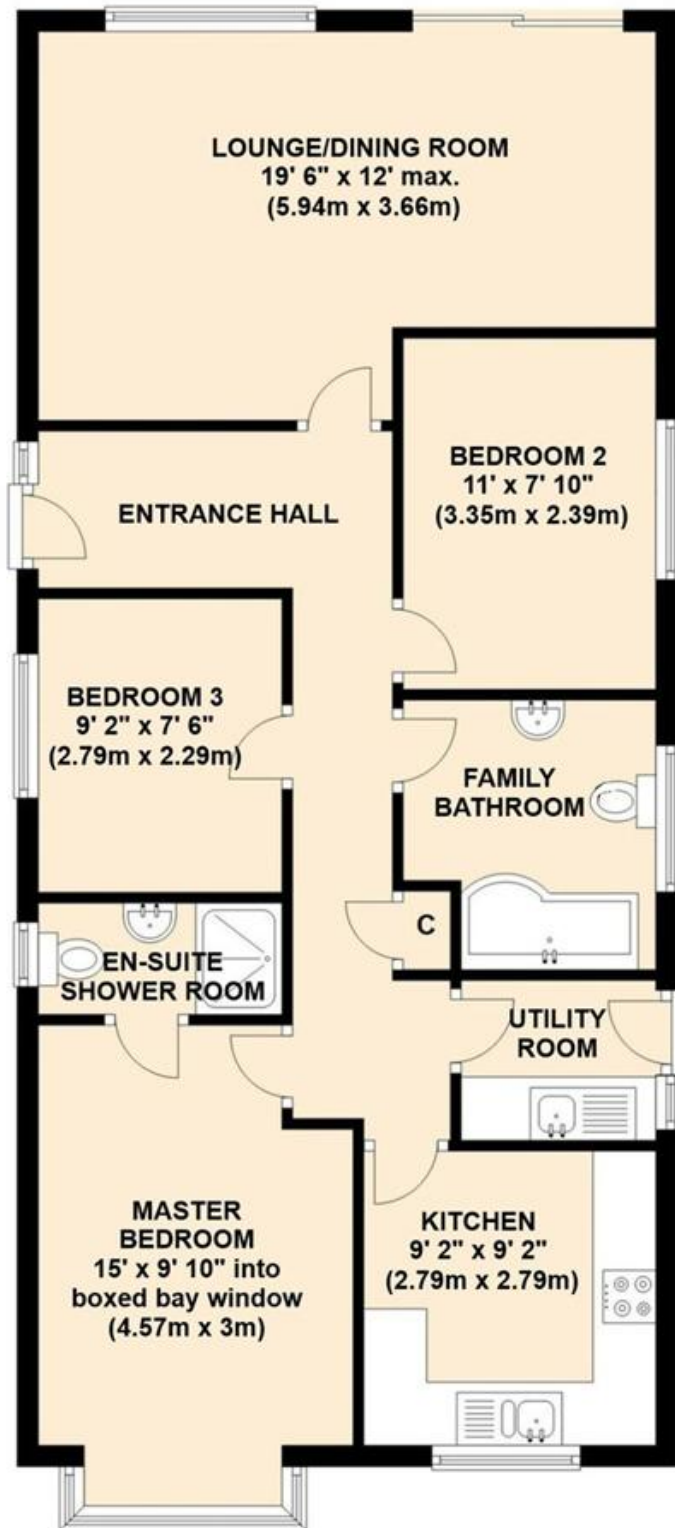
The Property

UPVC double glazed door to entrance hall, which serves all principal rooms. A glazed panelled door leads to the lounge/dining room which has a picture window overlooking the rear garden, together with sliding patio door leading out to the terrace. The well fitted kitchen with integrated appliances overlooks the front of the property. There is also a useful utility room with second sink and a wall mounted Glow Worm gas boiler.

The master bedroom has an en-suite shower room, and two further bedrooms and a family

bathroom complete the picture internally.

To the front of the property there is an open plan shingled area of garden for ease of maintenance. There is a driveway for one vehicle, together with a detached garage with light and power and overhead storage. There is a lovely, sunny, secluded rear garden which is well stocked with an abundance of shrubs. External electric supply. Timber garden store. Outside tap. Full width patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epcau.com		

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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