



85 Greenhayes, Broadstone BH18 8LZ

Found on this ever popular development, the chance to acquire a spacious, four bedroom, well-planned family home lovingly maintained and benefiting from a large well stocked rear garden. Early viewing recommended.

EPC: 62 Council Tax Band: E Price: £450,000 Freehold







Key Features

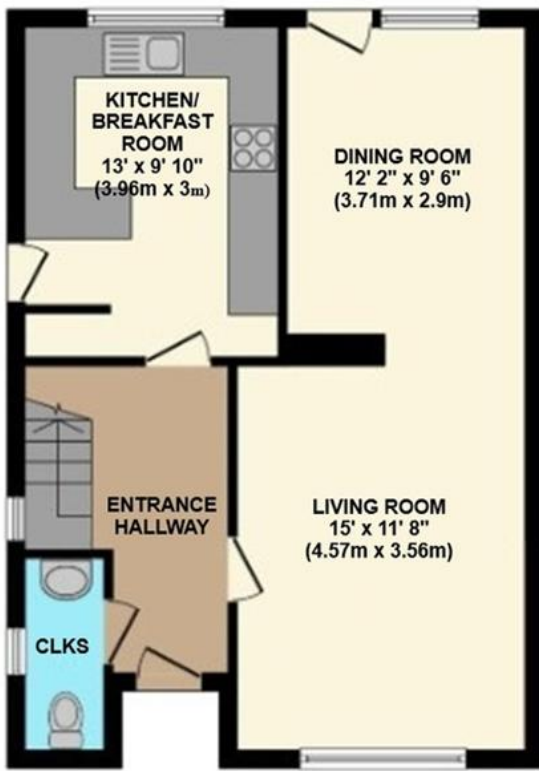
- FOUR BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FULLY TILED BATHROOM
- DOUBLE GLAZING
- EXTENSIVE DRIVEWAY TO GARAGE
- LOVELY WELL STOCKED GARDEN
- CUL DE SAC LOCATION
- MUST BE VIEWED

The Property

Upon entering the property, there is an entrance hall which has a useful understairs storage area. There is a fully tiled downstairs cloakroom, whilst to your right a door leads into the living room which has a brick elevation to one wall within which is a fireplace. From the living room, an open through-way leads to the dining room with open serve hatch and access to the delightful rear garden. There is a good size kitchen/breakfast room with peninsular bar, integrated appliances and a double glazed door leading out to the driveway.

On the first floor landing, in addition to the access hatch to the loft space, there is a large airing cupboard

with recently installed wall mounted Worcester gas boiler. The master bedroom has an extensive range of fitted furniture, whilst bedroom 2 has a range of fitted wardrobes. Bedrooms 3 and 4 will suit the growing family and there is a fully tiled bathroom. A long driveway leads alongside the property via double gates to a detached garage with up and over door, light and power. Of particular note is the large well stocked rear garden which is level, being laid to lawn, dissected by a stone pathway leading to a part hidden garden to the rear of the plot. Outside tap. External electrical supply on the outside of the garage.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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