



67 West Way, Broadstone BH18 9LJ

A very well presented four/five bedroom family home situated in this popular location within walking distance of the centre of Broadstone and popular schooling for all age groups.

EPC: TBC **Council Tax Band:** D **Price Guide:** OIEO £500,000 Freehold  4  2  2





Key Features

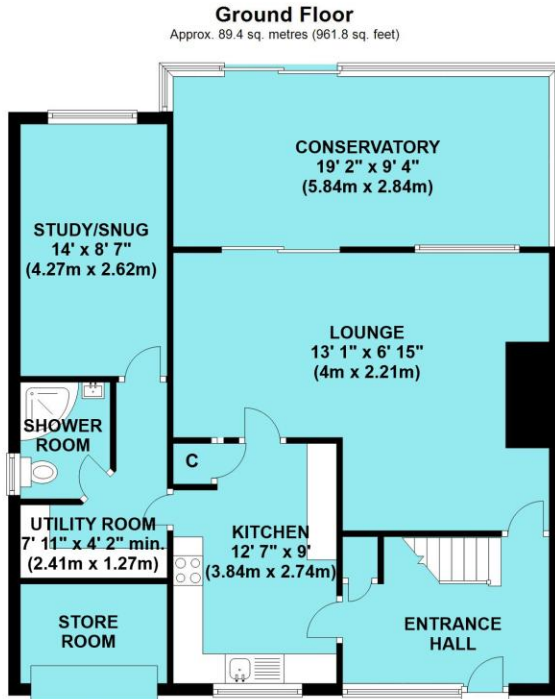
- FOUR/FIVE BEDROOM FAMILY HOME
- KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- GENEROUS LOUNGE/DINING ROOM
- CONSERVATORY LEADING OUT TO GOOD SIZE DECKED AREA
- SNUG/BEDROOM 5
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM & EN-SUITE SHOWER
- STORAGE WITH ELECTRIC ROLLER DOOR
- LARGE REAR GARDEN

The Property

This good size family home benefits from gas fired heating with radiators and UPVC double glazing and is situated in a popular and established residential location. Just a short distance away is the Railway leading to Upton Country Park and also the centre of Broadstone with its many amenities.

The house, which was extended by the current owners, offers four bedrooms with an en-suite shower room and family bathroom and the living

space comprises of a well equipped kitchen with integrated appliances and a utility room. A generous lounge/dining room opens to the large conservatory in turn leading to the deck and rear garden. A fifth bedroom or snug with shower room is also located on the ground floor. A double width driveway provides off road parking and an electric roller door gives access to storage space for bicycles etc.



Total area: approx. 155.1 sq. metres (1669.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(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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