WILSON THOMAS
ESTATE AGENTS







2 Cheam Road, Broadstone BH18 9HD

An outstanding opportunity to acquire a three bedroom detached bungalow set in this most sought after location within a few moment's walk of Broadstone high street. The property would now benefit from some modernisation and has scope for extension/re-development subject to the normal consents. No Forward Chain.

EPC: TBC **Council Tax Band:** D **Price:** £450,000 Freehold

3 1 2










Key Features

- THREE BEDROOMS
- CONSERVATORY/GARDEN ROOM
- SITTING ROOM
- OUTSTANDING GARDEN
- PRIME LOCATION CLOSE TO VILLAGE CENTRE
- UPDATING REQUIRED
- SCOPE TO EXTEND
- NO FORWARD CHAIN
- VIEWING RECOMMENDED
- RARE OPPORTUNITY

The Property

Located just a few moment's walk from Broadstone high street, here is a three bedroom detached bungalow set on the highly favoured Cheam Road. Entrance porch provides access to the hallway which has a large access hatch and drop down ladder leading to a converted loft area which would suit a variety of purposes. There is a cosy sitting room leading out to the conservatory/garden room which overlooks the outstanding rear garden. Within the fitted kitchen one will find a serviced, wall mounted gas boiler and open serve hatch to the sitting room. There is also a cloakroom from the hallway.

The original sitting room would now serve as a master bedroom, whilst there are two further bedrooms together with a fully tiled bathroom which has been adapted for disability purposes.

Once outside, one will find an abundance of parking, as the front garden is hardstanding and the driveway leads to a detached garage. The outstanding rear garden is level, being laid to lawn and is approximately 120' in length. There is an abundance of mature hedgerow and tree life, ensuring a high degree of seclusion. Glazed timber summer house. A fence dissects the rear portion of the garden, where one could have a kitchen garden if required.

A wonderful opportunity worthy of early viewing!

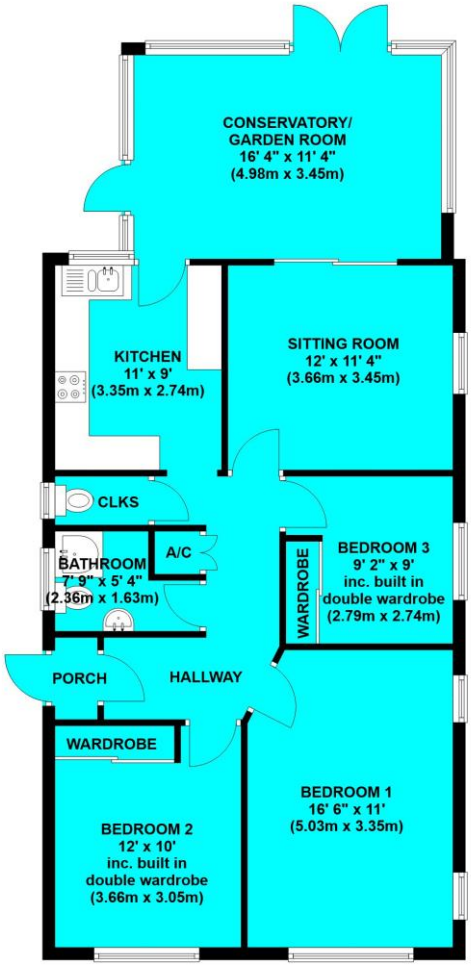






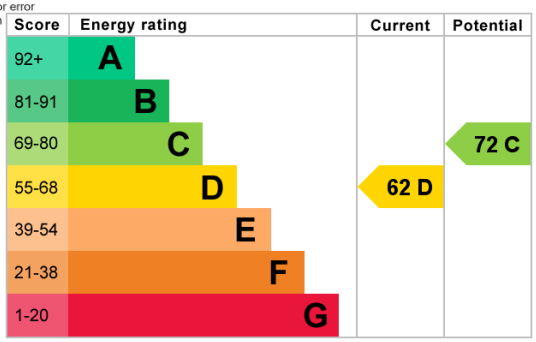
Ground Floor

Approx. 88.8 sq. metres (955.4 sq. feet)



Total area: approx. 88.8 sq. metres (955.4 sq. feet)

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
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
and no guarantee as to their Operability or effenciency can be given
Plan produced using PlanUp.



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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