



## 2 Clarendon Road, Broadstone BH18 9HX

Situated in the heart of Broadstone, a character three bedroom, three reception room detached family home, benefitting from a good size garden and great potential to extend and improve, subject to the usual planning permissions.

**EPC: TBC Council Tax Band: D Price: £475,000 Freehold**







## Key Features

- NO FORWARD CHAIN
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- GAS FIRED HEATING WITH RADIATORS
- SCOPE TO EXTEND & IMPROVE (STPP)
- BLOCK PAVED DRIVEWAY
- GOOD SIZE GARAGE
- GENEROUS REAR GARDEN
- CONVENIENT LOCATION
- NUMBER OF ORIGINAL FEATURES

## The Property

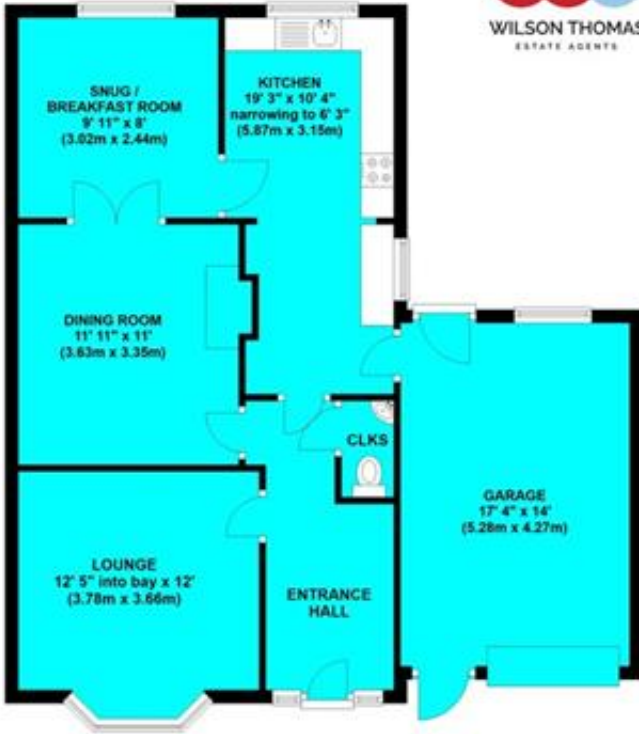
Situated in an extremely convenient location is this character detached family home offered for sale for the first time in almost fifty years. Broadstone's bustling high street and popular schooling are all within a short walk and The Trailway is just moments away and ideal for the keen cyclist and dog walking.

This family home is offered with the benefit of no forward chain and the accommodation comprises of a good size reception hall with ground floor cloakroom, a lounge with bay window to the front aspect, a separate dining room and then overlooking the rear garden is a good size kitchen leading to a

separate breakfast room/snug. To the first floor there are three bedrooms and the main bathroom, the loft hatch with sliding ladder gives access to a boarded roof space with window, ideal for storage.

The front garden has been enclosed predominantly by brick walling and two brick pillars opening onto a block paved driveway providing off road parking and leading to the detached garage, which is of a generous size and has access to the house and rear garden. The rear garden is of a very good size and has been predominantly laid to lawn with an area of patio and fully enclosed by timber panelled fencing.

**Ground Floor**  
Approx. 77.1 sq. metres (830.1 sq. feet)



**First Floor**

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 117.5 sq. metres (1264.6 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 and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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