



20 Bognor Road, Broadstone BH18 9HA

A three bedroom detached bungalow with two reception rooms situated in this very sought after location, within walking distance of the centre of Broadstone. The property enjoys a generous rear garden and offers scope to further extend, as has been the case with neighbouring properties within the road.

EPC: 53 Council Tax Band: D Price: £450,000

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





Key Features

- NO FORWARD CHAIN
- RECENTLY RE-CARPETED & RE-DECORATED THROUGHOUT
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- TWO RECEPTION ROOMS
- GENEROUS HALLWAY
- SCOPE TO EXTEND (STPP)
- VERY GOOD SIZE REAR GARDEN
- POPULAR SCHOOL CATCHMENT AREA
- SHORT WALK TO BROADSTONE HIGH STREET

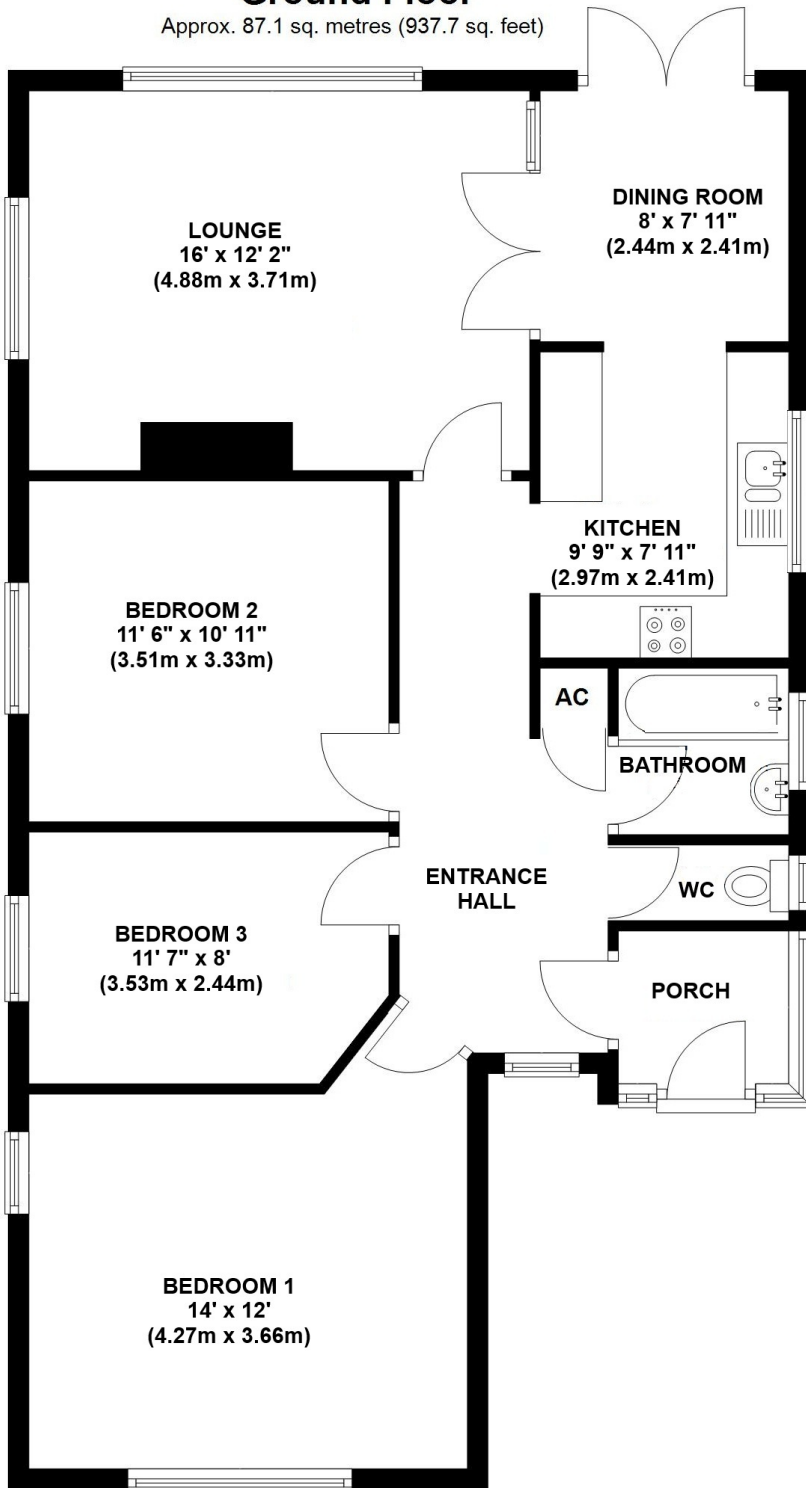
The Property

This bright and airy bungalow is situated in an always sought after location due to its close proximity to the centre of Broadstone. Within Broadstone there is a thriving high street with numerous shops and eateries, supermarkets, public houses and sports centre. There is popular schooling for all age groups and both the boys' and girls' grammar schools are just a short drive away. Offered for sale with the benefit of no forward chain, this bungalow has been recently re-decorated and carpeted and is ready for immediate occupation.

The accommodation comprises of an entrance porch leading to a generous reception hall, lounge, a kitchen with separate dining area, three bedrooms, a bathroom and separate WC. The front garden has been predominantly laid to lawn and a long driveway provides ample off road parking and leads to the garage located to the rear of the bungalow. The back garden is a particular feature, being of a very good size and offering great potential for further extension, subject to planning permission.

Ground Floor

Approx. 87.1 sq. metres (937.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 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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