



79 Greenhayes, Broadstone, Dorset BH18 8LZ

£465,000 Freehold

An immaculate four bedroom detached house situated in this cul-de-sac location in the sought after area of Broadstone. The popular village with its array of local shops, bars, bistros and leisure centre is a short distance away. This beautifully presented property offers over 1100 sq ft of living space and viewing is imperative to appreciate not only its superb location but also the accommodation on offer, which comprises: 28' lounge/diner, modern kitchen, conservatory, downstairs shower room, four very good sized bedrooms and family bathroom to the upstairs. Externally the property boasts a stunning landscaped garden with lawned area and sun patio ideal for al fresco dining in the summer months. To the front the brick paved driveway provides ample off road parking which in turn leads to a semi detached garage with power and light. Further features of this ideal family home include: Full Fibre Broadband available, feature lounge/diner with inset gas fire, fitted furniture to bedrooms one, two and three, gas central heating and UPVC double glazing. School Catchment - Broadstone First and Middle and Corfe Hills Secondary. Both Poole and Parkstone Grammar are also close to hand.

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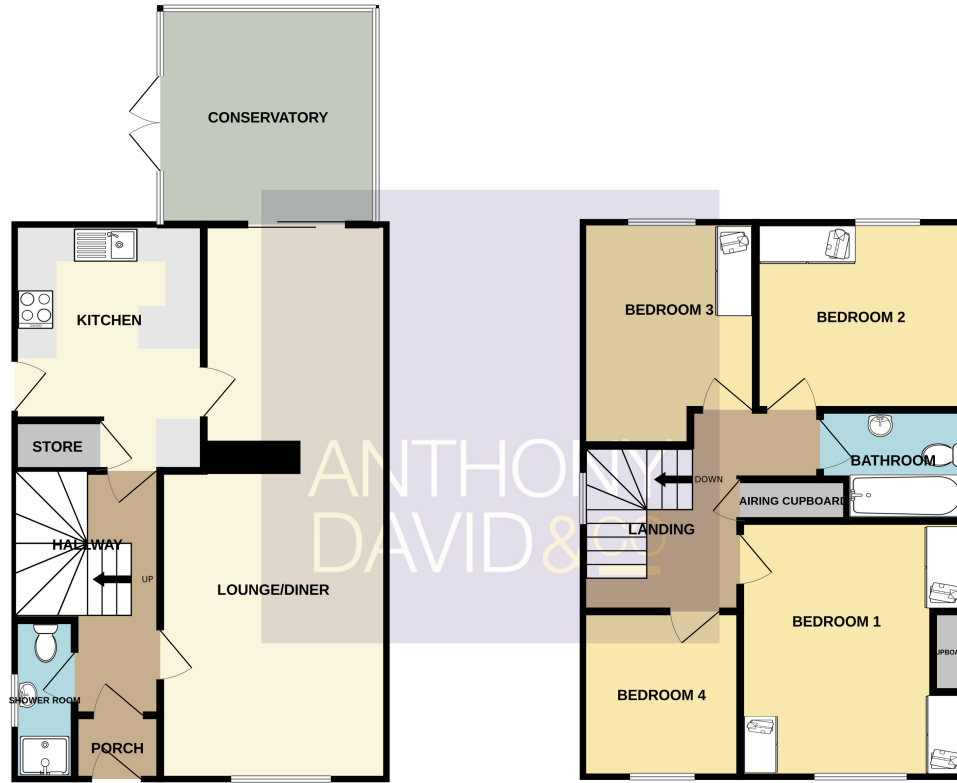
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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Entrance Hall Doors to

Lounge/Diner 28' 5" x 11' 8" (8.66m x 3.56m)

Kitchen 13' 1" x 9' 9" (3.99m x 2.97m)

Conservatory 11' 0" x 11' 0" (3.35m x 3.35m)

Downstairs Shower 8' 1" x 3' 1" (2.46m x 0.94m)

Landing Doors to

Bedroom One 13' 0" x 11' 6" (3.96m x 3.51m)

Bedroom Two 11' 5" x 8' 11" (3.48m x 2.72m)

Bedroom Three 10' 0" x 7' 11" (3.05m x 2.41m)

Bedroom Four 8' 5" x 8' 0" (2.57m x 2.44m)

Bathroom 8' 9" x 5' 9" (2.67m x 1.75m)

Garden Landscaped

Garage Semi detached

Driveway Ample off road parking

Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.