



4 Henbury Close, Corfe Mullen BH21 3TF

A well presented and spacious three double bedroom home benefiting from a brick-built garden room, currently used as a gym with kitchen area and shower room.

EPC: 76 Council Tax Band: C Price: £375,000 Freehold

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





Key Features

- THREE DOUBLE BEDROOMS
- LARGE RECEPTION HALL
- NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- GOOD SIZE LOUNGE
- SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- DRIVEWAY
- GARDEN ROOM/POTENTIAL ANNEXE
- DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- WALKING DISTANCE TO LOCAL AMENITIES

The Property

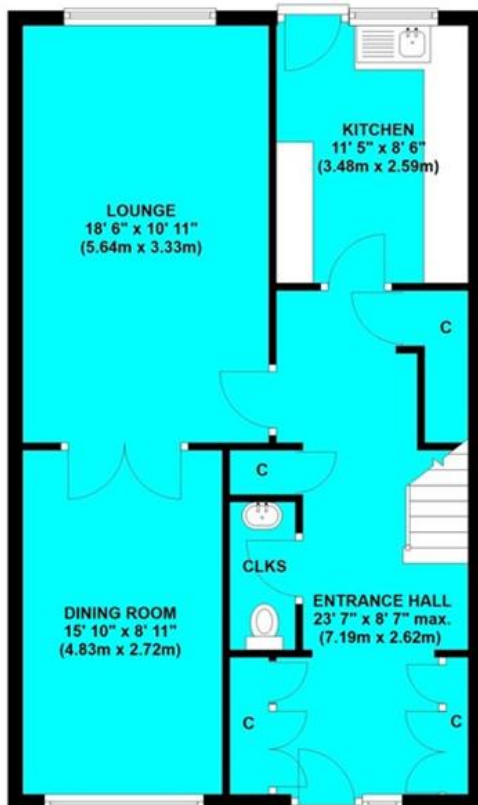
Situated within this popular residential location, and within walking distance of local amenities and popular schooling for all age groups, is this three bedroom family home. The property offers deceptively sized accommodation comprising of a large reception hall with good size storage and ground floor WC, leading through to a lounge with double doors opening to a separate dining room. There is a newly fitted kitchen with integrated appliances and a good size first floor landing leads to three double bedrooms and a bathroom.

To the front of the property a gravel driveway provides off road parking and the rear garden has been predominantly laid to patio and decorative stones for ease of maintenance, with established shrub borders and enclosed by timber panelled fencing.

To the rear of the garden is a brick built building which is used by the current owner as a gym, and within the building there is a side porch, a kitchen area and shower room.

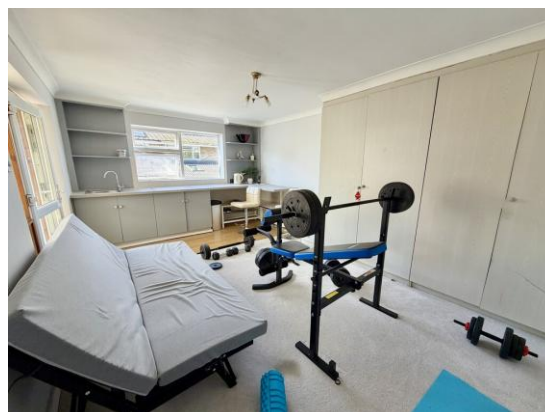
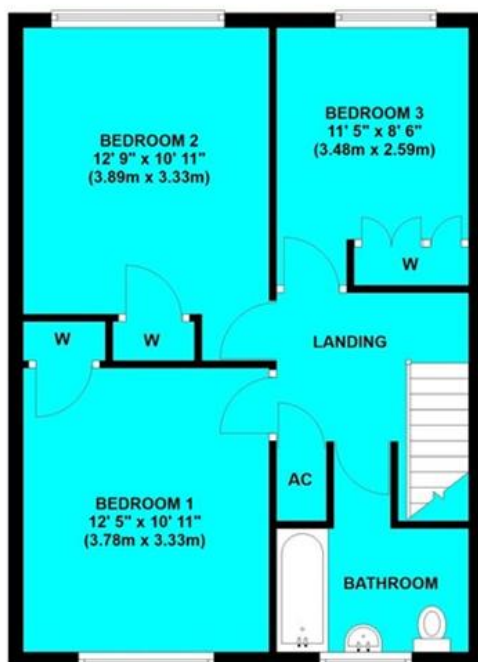
Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Total area: approx. 113.7 sq. metres (1223.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(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		
www.epc4u.com		

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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office

Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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