

4 LINDEN ROAD, SWANAGE

£465,000 Freehold

This substantial semi-detached Edwardian house stands in a convenient position about half a mile from the town centre and beach and within easy reach of a local convenience store and bus stop. It is thought to have been built around 1910 and is of cavity brick construction with Purbeck stone dressings to the front elevation under a slate roof.

Whilst in need of some updating, 4 Linden Road offers spacious and well planned family accommodation arranged over three floors. It also has the advantage of pleasant views from the top floor, a good sized rear garden and a detached garage.

The seaside town of Swanage is located at the Eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. It has a safe, sandy beach and walkers and cyclists can enjoy the South West Coast Path as well as access to The Durlston Country Park. Swanage is some 10 miles from the market town of Wareham, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the town is classified as being of Outstanding Natural Beauty, incorporating the Jurassic Coast, which is part of the World Heritage Coastline.

Property Ref LIN2370 Council Tax Band D - £2,818.07 for 2026/2027





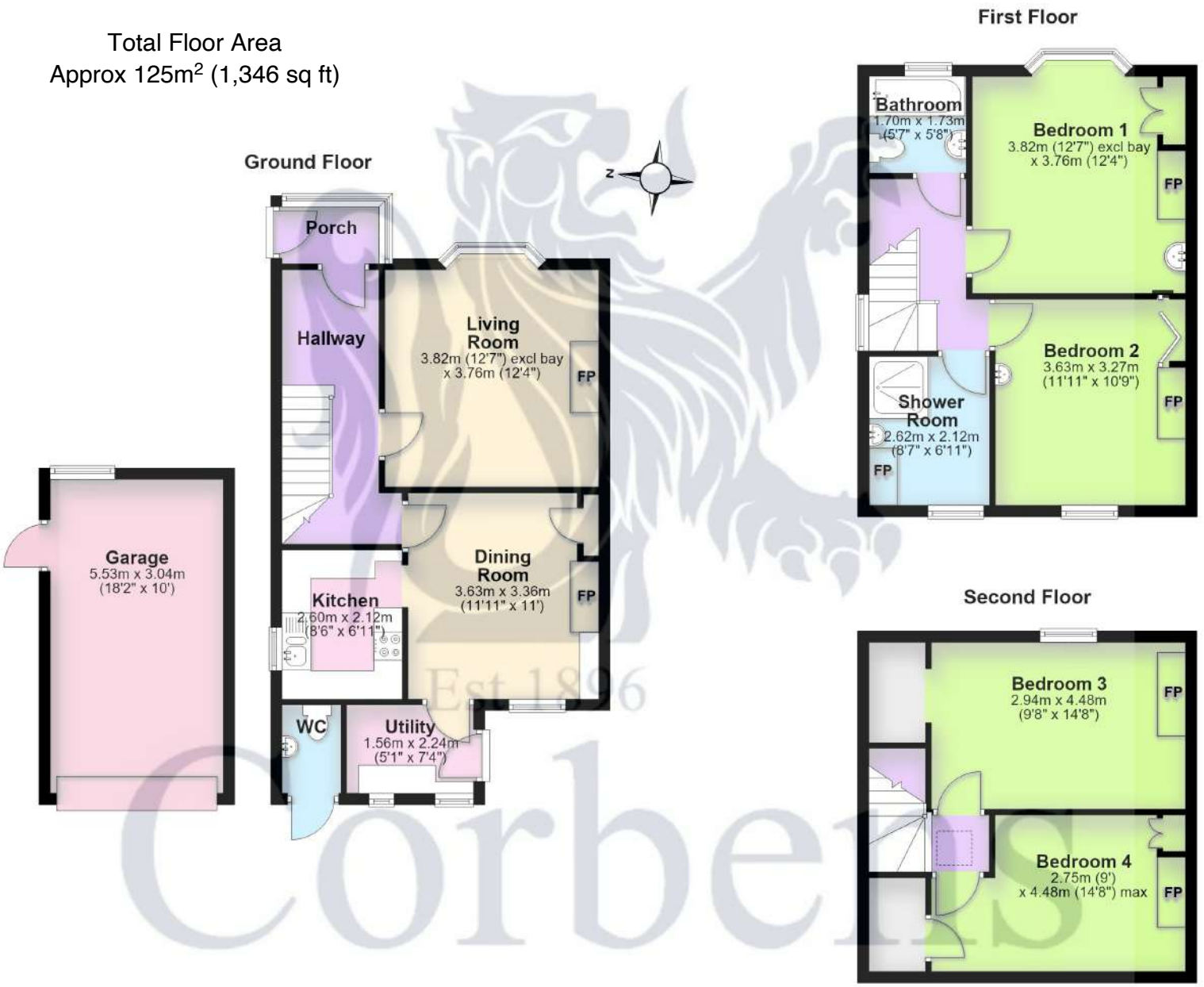
The porch and entrance hall welcome you to this good sized family home. Leading off, the living room has a bay window to the front and an attractive fire surround. Beyond, the dining room is a good sized second reception room. The kitchen area is fitted with a range of cream units with wood effect worktops and space for freestanding appliances. A separate utility room which leads off the dining room gives access to the rear garden.

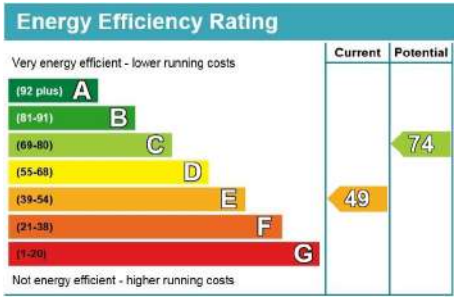
On the first floor there are two double bedrooms; the principal bedroom is at the front of the property with a bay window. Bedroom two is at the rear and is equally spacious. The bathroom is at the front of the property and could be reconfigured to offer en-suite facilities to the main bedroom. A good sized shower room completes the accommodation on this level. There are two further bedrooms on the second floor, both with sloping ceilings.

Outside, there is a small enclosed front garden bound by a brick wall and hedging. At the rear, the garden is partially lawned with mature shrub and flower borders/beds and access to an outside WC. The detached garage is accessed by a rear service lane.

VIEWING By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1JH**.

Total Floor Area
Approx 125m^2 (1,346 sq ft)





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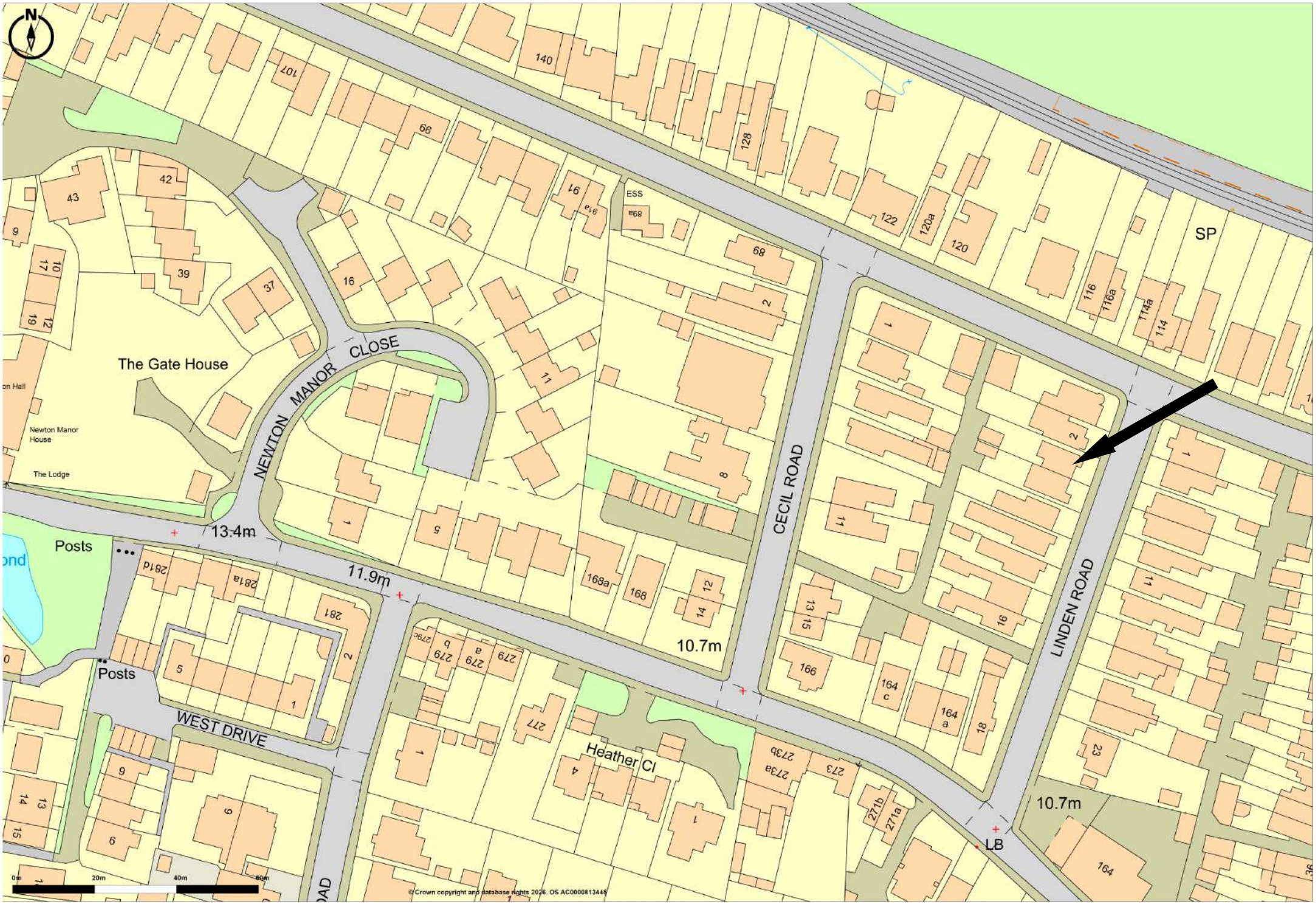




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