



HEARNES

WHERE SERVICE COUNTS

Ridgeway, West Parley
Dorset, BH22 8TT

FREEHOLD PRICE

£425,000

A superbly positioned and generous sized three bedroom detached bungalow with a 120ft secluded garden, 24ft car port, single garage and driveway. Occupying a private plot measuring 0.17 of an acre.

The property has an enormous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property now comes to the market offered with no onward chain.

- **Three bedroom detached bungalow with a 120ft garden, occupying a plot measuring 0.17 of an acre**
- **Entrance porch**
- **Spacious entrance hall**
- **15ft Kitchen/breakfast room** with base and wall units, recess for a cooker, recess and plumbing for a washing machine and dishwasher, floor standing gas-fired boiler, window overlooking the rear garden and a door leading out to the car port
- **17ft Lounge/dining room**
- **Bedroom one** is a double bedroom and has a shower cubicle located in one corner
- **Bedroom two** is a double bedroom
- **Bedroom three** is a large single bedroom with a fitted wardrobe
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and measures approximately **120ft in length**. The garden itself is predominantly laid to lawn. At the far end of the garden there is a further section of mature private garden
- A front driveway provides generous **off-road parking**, leading to a **24ft car port** which in turn leads up to a **detached single garage**
- **Further benefits** include double glazing, a gas-fired heating system and the property comes to the market offered with **no onward chain**

There is a good selection of amenities within West Parley, located approximately 200 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 2 miles away.

COUNCIL TAX BAND: D

EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

"A detached bungalow with secluded gardens, occupying a plot measuring 0.17 of an acre with no chain"





TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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