



FOR SALE  
**HEARNES**  
OPEN HOUSE

21



Linden Close, West Parley  
Dorset, BH22 8RS

# FREEHOLD PRICE OIEO £485,000

***“A rarely available bungalow with tremendous amount of scope and potential, offered with no onward chain”***

This superbly positioned two double bedroom, one bathroom, one shower room, two reception room detached bungalow has a double glazed conservatory overlooking a 55ft private garden, 19' single garage and driveway providing generous off road parking.

This rarely available bungalow is tucked away in an extremely sought after cul-de-sac location within West Parley. The property has a tremendous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property also comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow with tremendous amount of scope and potential**
- **Entrance porch**
- Generous sized **entrance hall**
- Light and spacious **lounge** with window to the front aspect and double doors leading through into the dining room
- **Dining room** with window to the side aspect, serving hatch through to the kitchen and sliding patio doors leading out into the conservatory
- **Kitchen** incorporating roll top work surfaces with a good range of base and wall units, integrated oven and hob, recess for fridge/freezer, floor standing gas fired boiler, fully tiled walls. Door leading out into the conservatory
- **19ft Conservatory** with a radiator allowing this room to be used all year round and utility cupboard with shelving and plumbing for washing machine
- **Bedroom one** is a double bedroom with window overlooking the rear garden
- **En-suite shower room** incorporating a shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- **Bedroom two** is also a double bedroom with window to the front aspect, fitted floor to ceiling wardrobes with sliding doors
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, partly tiled walls
- The **rear garden** is a superb feature of the property as it measures approximately 55ft in length x 50ft in width
- **The garden** itself is predominantly laid to lawn. Adjoining the rear of the property there is a paved patio. Also at the far end of the garden there is a further patio with trellis over with a side path leading down to a side gate
- **19' Single garage** has a rear personal door, light and power and a metal up and over front door
- A **front driveway** provides generous off road parking and in turn leads up to a single garage
- The **front garden** has been landscaped for ease of maintenance
- **Further benefits include**; double glazing, gas fired heating system and the property is offered with no onward chain

There is a small selection of amenities at West Parley approximately less than mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: D**

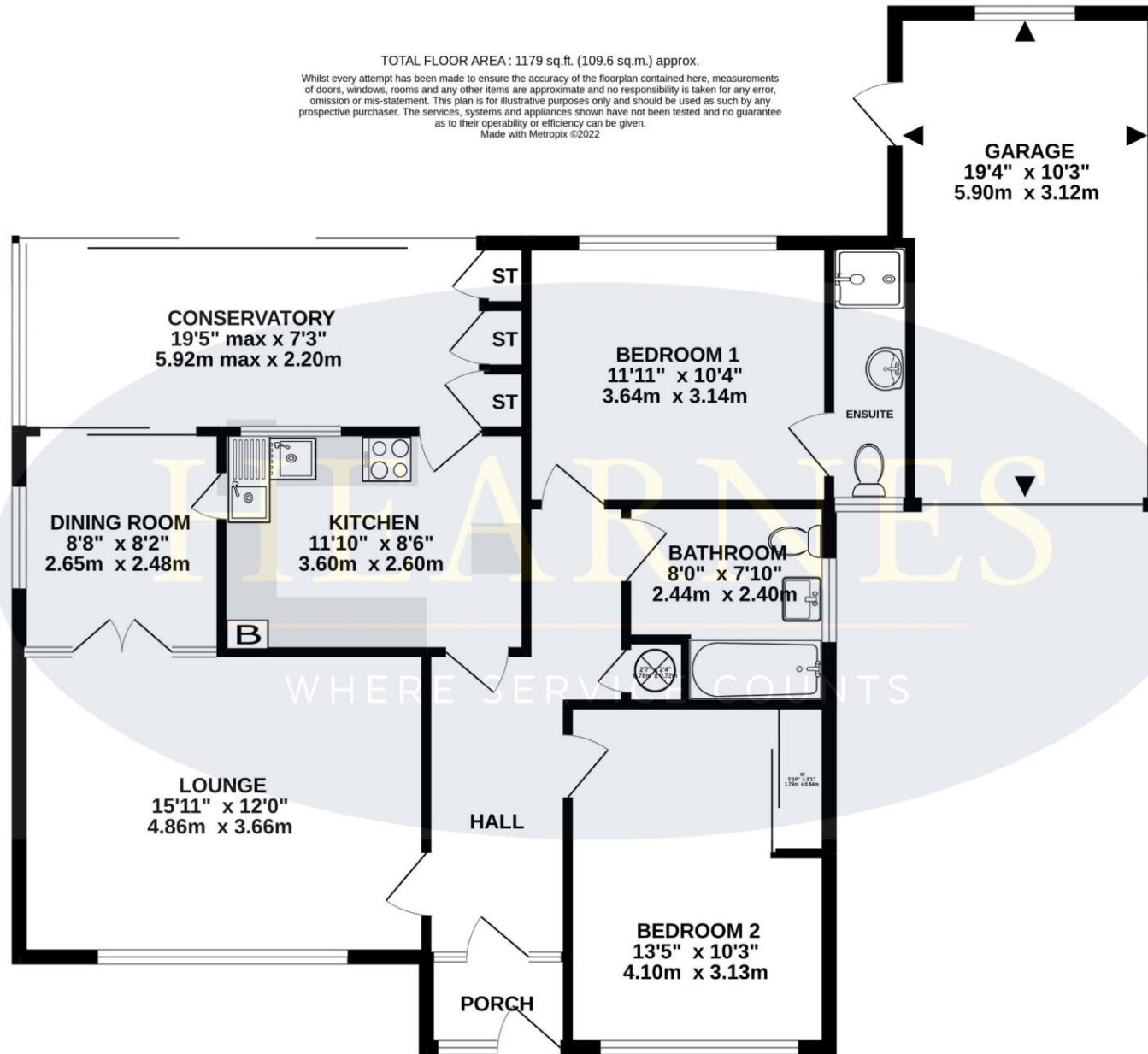
**EPC RATING: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1179 sq.ft. (109.6 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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