

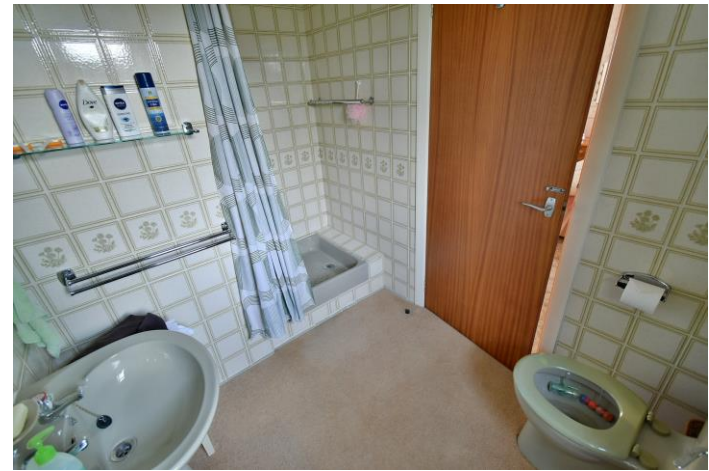
# Albert Road, Ferndown, Dorset, BH22 9HD



**HEARNES**

WHERE SERVICE COUNTS







***“In the heart of Ferndown’s town centre with a private west facing garden and detached double garage”***

**FREEHOLD GUIDE PRICE £550,000**

This superbly positioned and well proportioned sized three double bedroom, one bathroom, one shower room, two reception room detached bungalow has a private west facing rear garden, detached double garage and driveway providing generous off road parking.

This generous sized bungalow is tucked away in a sought after, yet convenient town centre location approximately 500 metres from the town centre. The property now comes to the market offered with no onward chain.

- **Three double bedroom detached bungalow with a private west facing garden and offered with no chain**
- **20’ x 13’ Spacious entrance hall**
- **17’ Kitchen/breakfast room** incorporating ample roll top work surfaces with a good range of base and wall units, recess and plumbing for washing machine, integrated oven, grill, hob and extractor, recess for fridge/freezer, wall mounted gas fired boiler, ample space for breakfast table and chairs, double glazed window overlooking the rear garden and double glazed door giving access
- **24’ Lounge/dining room**
- **Dining room** with feature vaulted ceiling and an exposed brick featured wall
- **Lounge** with double glazed sliding patio doors leading out into the rear garden, an exposed brick fireplace with inset living flame coal effect gas fire
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with fitted wardrobes and cupboard above
- Good sized **en-suite shower room** incorporating a separate shower cubicle, pedestal wash hand basin, bidet, WC, fully tiled walls
- **Bedroom two** is also a generous sized double bedroom with a fitted wardrobe and cupboard above
- **Bedroom three** is also a double bedroom enjoying a dual aspect
- **Bathroom** finished in a white suite incorporating a panelled bath, pedestal wash hand basin, WC, fully tiled walls

**COUNCIL TAX BAND: E**

**EPC RATING: C**

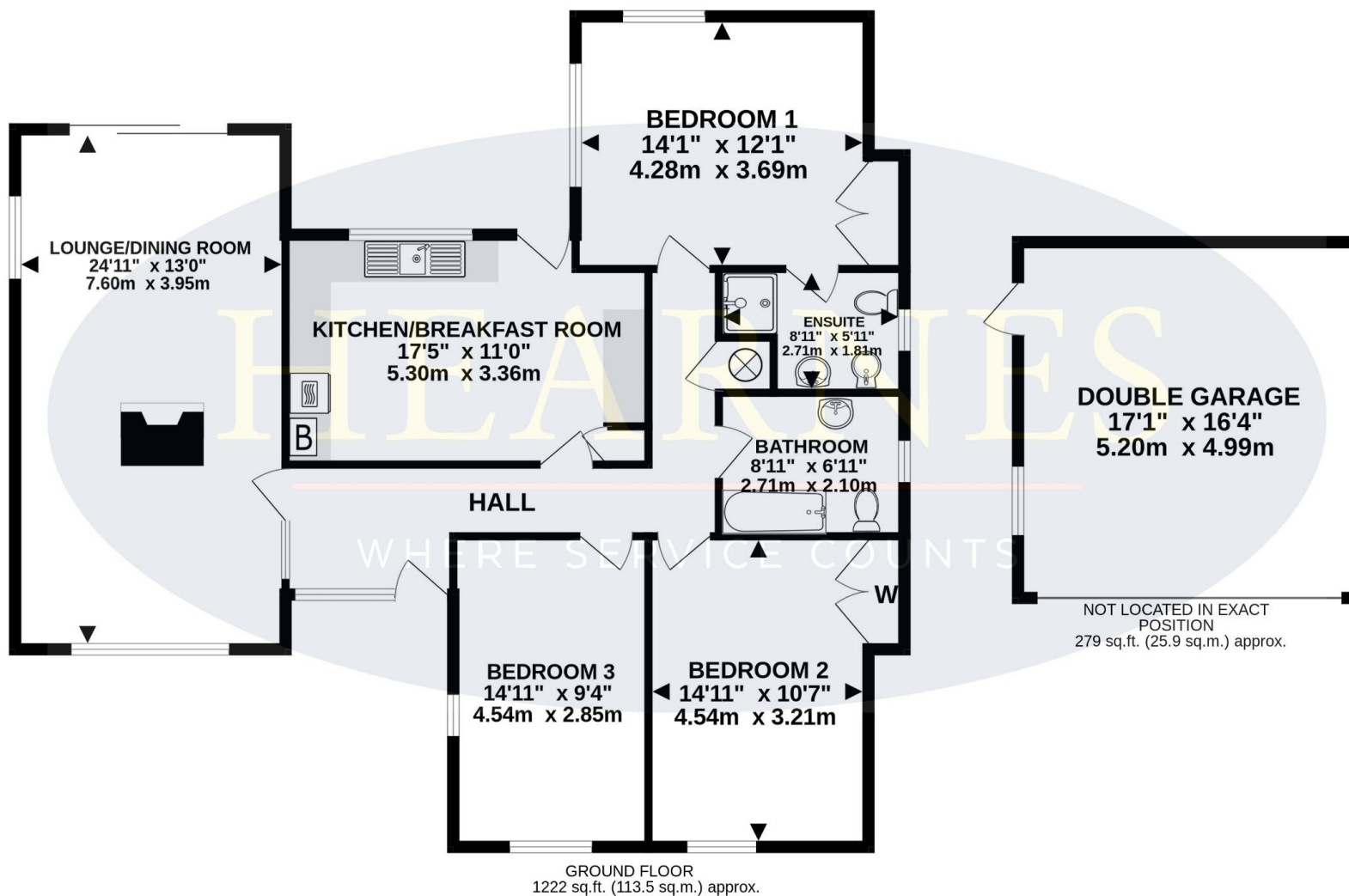






TOTAL FLOOR AREA : 1501 sq.ft. (139.4 sq.m.) approx.

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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## Outside

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 45' x 40'
- Adjoining the rear of the property there is a good sized and partly covered paved patio area. The remainder of the garden mainly laid to lawn. A path leads down to a side gate opening onto a side driveway. A path leads down through the garden to a useful timber storage shed and side door into the garage
- A block paved **side driveway** provides generous off road parking for several and in turn leads up to a detached double garage
- Detached **double garage** has an up and over door, light and power and side personal door
- **Further benefits** include double glazing, a gas fired heating system and the property is offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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