



Verwood Road,
Three Legged Cross, BH21 6RJ

FREEHOLD GUIDE PRICE

£300,000

“Sitting centrally on a secluded plot approaching 1/5th of an acre with enormous scope and potential”

This rarely available and detached two double bedroom chalet style family home has a converted loft space with a 65' westerly facing and secluded rear garden and driveway providing generous off road parking, whilst occupying a plot approaching 1/5th of an acre.

'Mon Abri' has a tremendous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents). The property also enjoys a convenient semi rural location within close proximity to all the local amenities. The property now comes to the market offered with no onward chain.

- **A two bedroom detached chalet style family home with a converted loft space occupying a secluded plot which is approaching 1/5th of an acre**
- **Entrance hall** with ladder giving access to a converted loft space
- **Lounge** enjoying a dual aspect with a wood burner, bay window overlooking the front garden and a serving hatch through to the kitchen/dining room
- **Kitchen/dining room** has ample space for table and chairs, cupboard housing a wall mounted gas fired boiler, recess and plumbing for washing machine, space for cooker and window offering a pleasant outlook over the rear garden
- **Bathroom** finished in a white suite incorporating a panelled bath, pedestal wash hand basin, WC
- **Bedroom one** is a generous sized double bedroom with fitted wardrobe enjoying a view over the rear garden
- **Bedroom two** is also a good sized double bedroom with fitted wardrobe enjoying a view over the front garden
- The **loft space** has been converted to create two separate useful storage areas both with windows
- The **rear garden** offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 65' x 55'. The garden itself is predominantly laid to lawn. At the far end of the garden there is a timber summerhouse and garden shed.
- A front block paved **driveway** provides generous off road parking with a good sized area of front lawn
- The property has a gas fired heating system which is not currently in operation. The property is also offered with **no onward chain**

Ferndown's town centre is located approximately 4 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Whilst the market towns of Wimborne and Ringwood are located approximately 6.5 miles and 5.5 miles away respectively.

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.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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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