



**Finchfield Avenue, Bear Wood  
Bournemouth, Dorset, BH11 9NQ**

# FREEHOLD GUIDE PRICE

## £375,000

***“A recently refurbished bungalow with a secluded garden offered with no chain”***

This recently renovated and generous sized three bedroom detached bungalow has a 50ft secluded rear garden, detached single garage and driveway providing generous off road parking.

The property has recently undergone a number of improvements, is offered in immaculate condition and now comes to the market offered with no onward chain.

- **A renovated and refurbished three bedroom detached bungalow offered with no chain**
- **Spacious entrance hall** with loft hatch with pull down ladder
- **Generous size dual aspect lounge** with exposed stone fireplace which has the potential to be used as an open fire with exposed stone corner shelf
- **Kitchen/breakfast room** incorporating roll top worksurfaces, base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine, recess for fridge/freezer, wall mounted gas fired boiler, space for breakfast table and chairs, attractive tiled splashbacks, double glazed window overlooking the rear garden and a double glazed door giving access
- **Bedroom one** is a generous size double bedroom enjoying a view over the rear garden
- **Bedroom two** is also a generous size double bedroom enjoying a view of the front garden
- **Bedroom three** is a good size single bedroom overlooking the rear garden
- **Refitted shower room** finished in a stylish white suite incorporating a good size shower cubicle, wash hand basin with vanity storage, beneath, fully tiled walls
- **Separate cloakroom** also finished in a white suite
- **The rear garden** measures approximately 50ft in length and 40ft in width
- Adjoining the rear of the property there is a **paved patio area**. The remainder of the garden is predominantly laid to lawn. The garden itself is stocked with many attractive plants and shrubs. At the far end of the garden there is a **greenhouse, timber storage shed, summerhouse and additional potting shed/greenhouse** adjoining the garage
- **A side driveway** provides generous off road parking and in turn leads down to a detached single garage
- **The front garden** is stocked with many attractive plants and shrubs with a central lawned area and a path leading up to the front entrance of the property
- **The detached garage** has double wooden doors
- **Further benefits include;** double glazing, UPVC fascias and soffits and a gas fired heating system. The property now comes to the market offered with no onward chain

The market town of Wimborne is located approximately 4 miles away  
Ferndown offers an excellent range of shopping, leisure and recreational facilities.  
Ferndown's town centre is located approximately 3 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

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



INCLUDING LOFT STORAGE AND OUTBUILDING

TOTAL FLOOR AREA : 995 sq.ft. (92.5 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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