

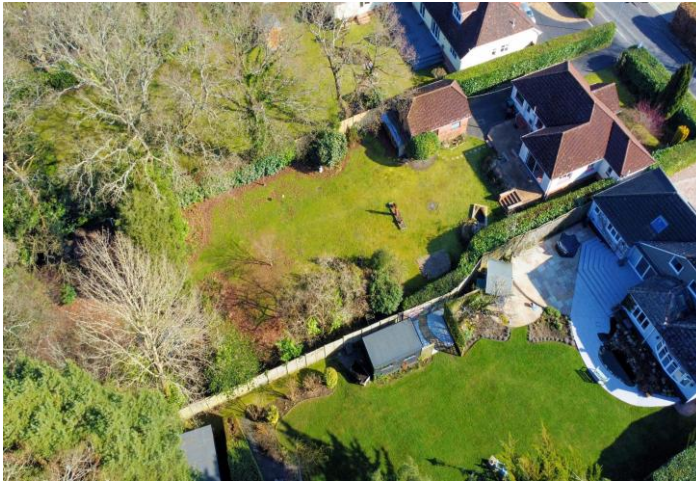
Glendale Avenue

Ferndown, Dorset BH22 9LF



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned bungalow with a 230ft secluded garden and a detached double garage on a plot measuring 0.45 of an acre”

FREEHOLD GUIDE PRICE £675,000

This rarely available and superbly positioned three bedroom, one bathroom, one shower room, detached bungalow has a 230ft secluded rear garden, detached double garage and driveway providing generous off-road parking, whilst occupying a plot measuring 0.45 of an acre, and situated in a sought-after and convenient cul-de-sac location.

This conveniently located and attractive bungalow has an enormous amount of scope and potential to be enlarged and enhanced, (subject to the necessary planning consents). The plot and position are two particular features and the property now comes to the market now offered with no onward chain.

- **A three bedroom detached bungalow with a 230ft secluded garden and double garage, on a plot measuring 0.45 of acre, with no chain**
- **Entrance hall**
- 22ft Light and spacious **dual aspect lounge/dining room** with double glazed sliding doors leading out onto the rear garden patio, a living flame coal effect gas fire with exposed brick surround and tiled hearth
- **Kitchen**, incorporated roll top work surfaces, base and wall units, integrated oven, grill, hob and extractor, integrated fridge and dishwasher, space for fridge freezer, airing cupboard, cupboard housing a floor standing gas fired boiler, double glazed window overlooking the rear garden, double glazed door giving access
- **Bedroom one**, is a generous sized double bedroom benefitting from fitted wardrobes
- **Dressing area** with fitted wardrobes
- **Spacious ensuite shower room**, incorporating a corner shower cubicle, WC, pedestal wash hand basin and vanity storage
- **Bedroom two**, is also a generous sized double bedroom
- **Bedroom three**, is a single bedroom
- **Family bathroom**, incorporating a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC, partly tiled walls
- Further benefits include double glazing, replacement UPVC fascias and soffits, a gas fired heating system and the property now comes to the market, offered with **no onward chain**

COUNCIL TAX BAND: E

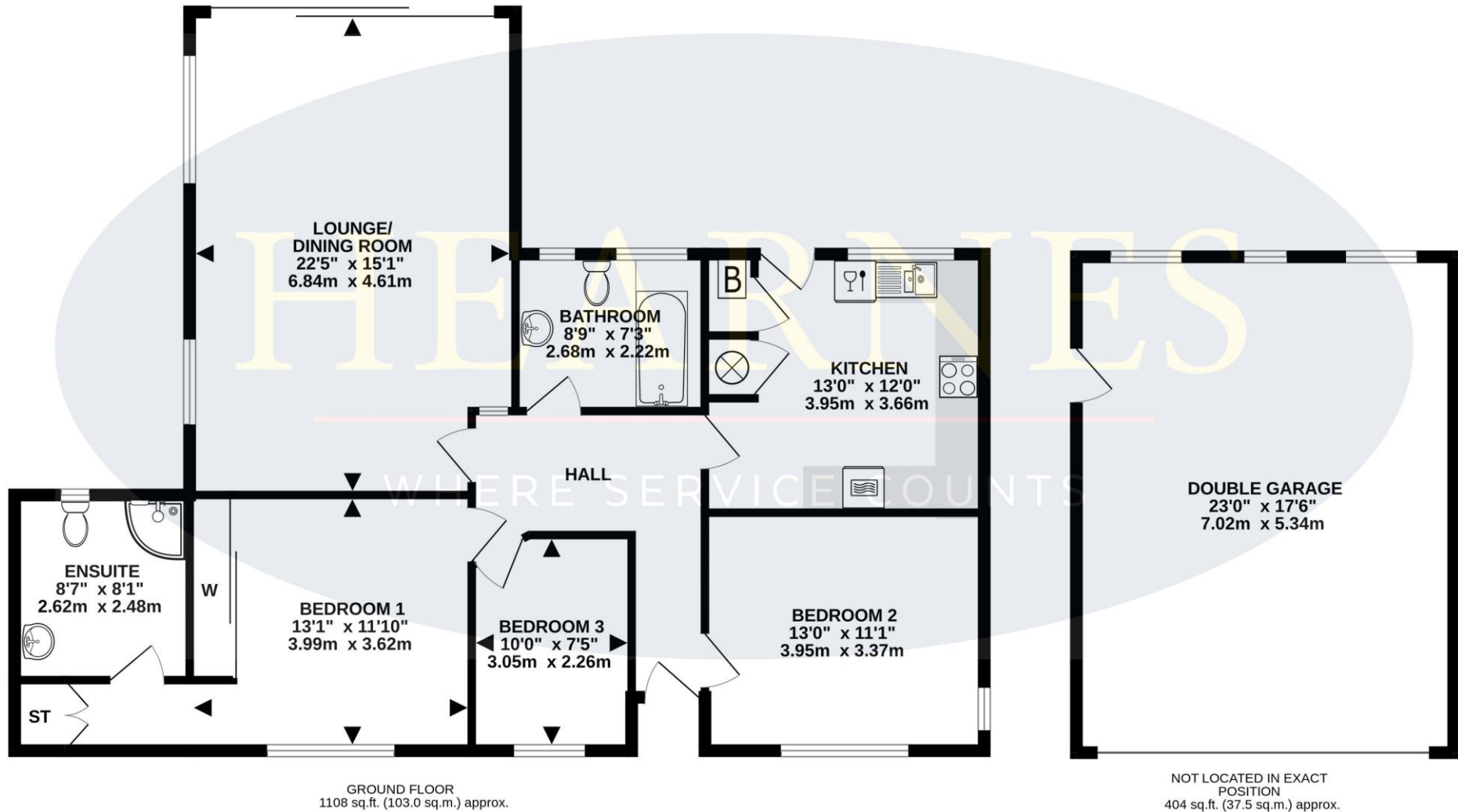
EPC RATING: D





TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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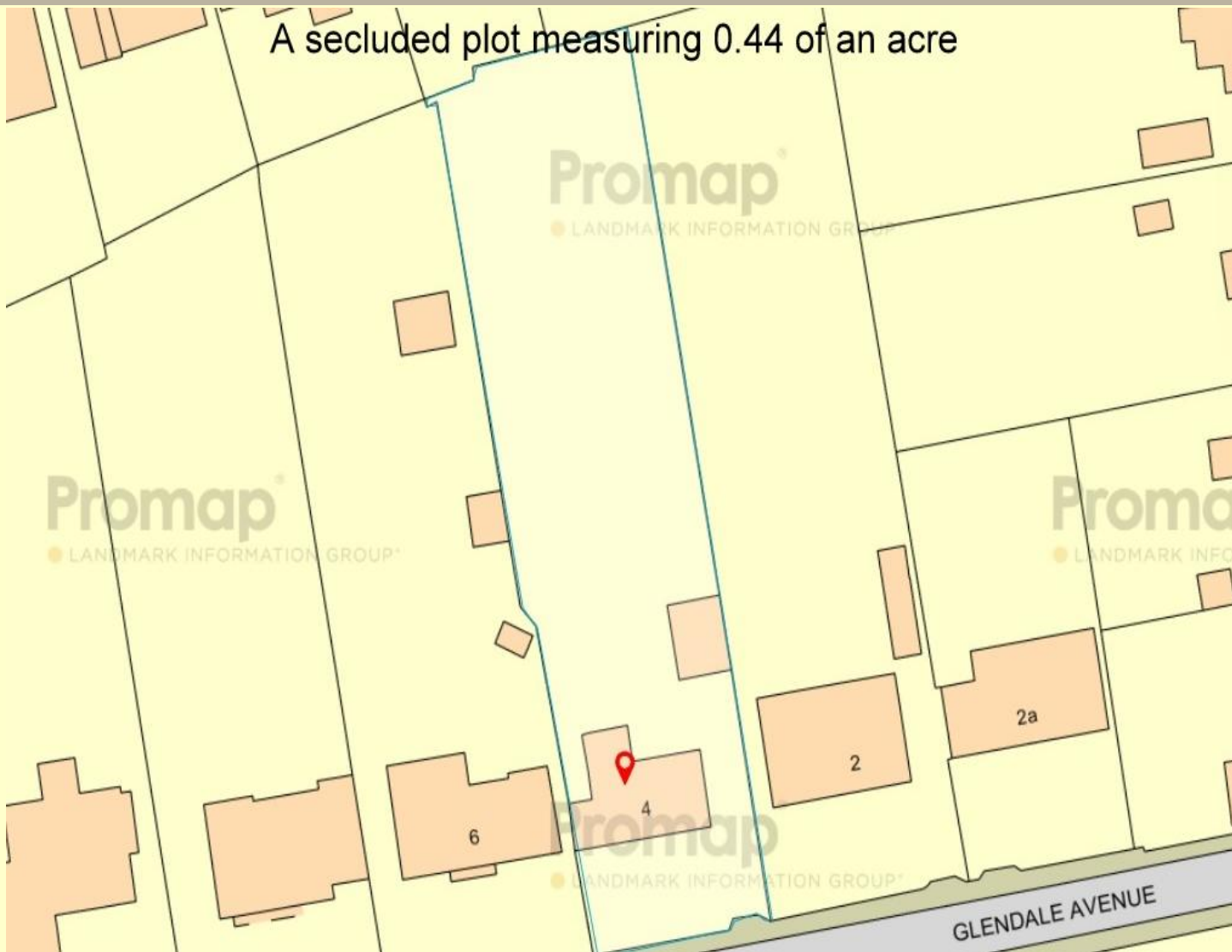


Outside

- The **rear garden** is undoubtedly a superb feature of the property and is considerably larger than the average, measuring 230ft x 70ft in width, and the garden also offers an excellent degree of seclusion. Adjoining the rear of the property there is a **raised block paved patio** which joins a large expanse of lawn. Within the first section of garden there is a **small pond and a log store** located behind a detached double garage. The lawn continues down to a further area of garden where there is a **greenhouse**. At the far end of the garden there is a further area of mature garden with trees and shrubs and a **large shed**. The far end of the garden provides a fantastic area to relax and enjoy this peaceful sought-after location and fantastic garden
- A **front and side driveway** provides generous parking for several vehicles
- A side driveway in turn leads down to a **detached double garage**
- **Detached double garage** has an electrically operated up and over door. There is a side door to the garage and has light and power

Ferndown's town centre is located 900 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf course on Golf Links Road. The club house of the golf course is located 1.5 miles away.

A secluded plot measuring 0.44 of an acre



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