



**Ford Lane
Ferndown, Dorset BH22 8AB**

FREEHOLD PRICE

£325,000

This conveniently located three bedroom detached bungalow has a 65ft private garden backing onto playing fields and front driveway providing generous off road parking.

The property has been owned by the current owners for circa 67 years. There is an enormous amount of scope and potential for the property to be enlarged and enhanced (subject to the necessary planning consents). The property now also comes to the market offered with no onward chain.

Ford Lane is a popular and convenient location within Ferndown situated close to all the local amenities.

- **Three bedroom detached bungalow with a 65ft private garden and no chain**
- 13ft x 14ft **Entrance hall**
- 17ft **Lounge/dining room** with two double glazed windows to the front aspect and an airing cupboard
- Dual aspect **kitchen** incorporating roll top worksurfaces with a good range of base and wall units, recess for cooker, recess and plumbing for washing machine, recess for fridge, cupboard housing a wall mounted gas fired boiler and a door leading out into the garden
- **Bedroom one** is a double bedroom with a window overlooking the front garden
- **Bedroom two** is a double bedroom with a window overlooking the rear garden
- **Bedroom three** is a single bedroom with a window overlooking the rear garden
- **Family bathroom** incorporating a panelled bath, pedestal wash hand basin
- Separate **cloakroom** with WC
- The **rear garden** is a superb feature of the property as it measures approximately 65ft x 45ft, backs onto playing fields so therefore offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio area** and a brick built **storage shed**. The remainder of the garden is fully enclosed and predominantly laid to lawn
- A **front driveway** provides off road parking. The front garden has been gravelled for ease of maintenance with the potential to provide additional off road parking
- **Further benefits include**; double glazing, a gas fired heating system, UPVC fascias & soffits, and the property is offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately less than 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: D

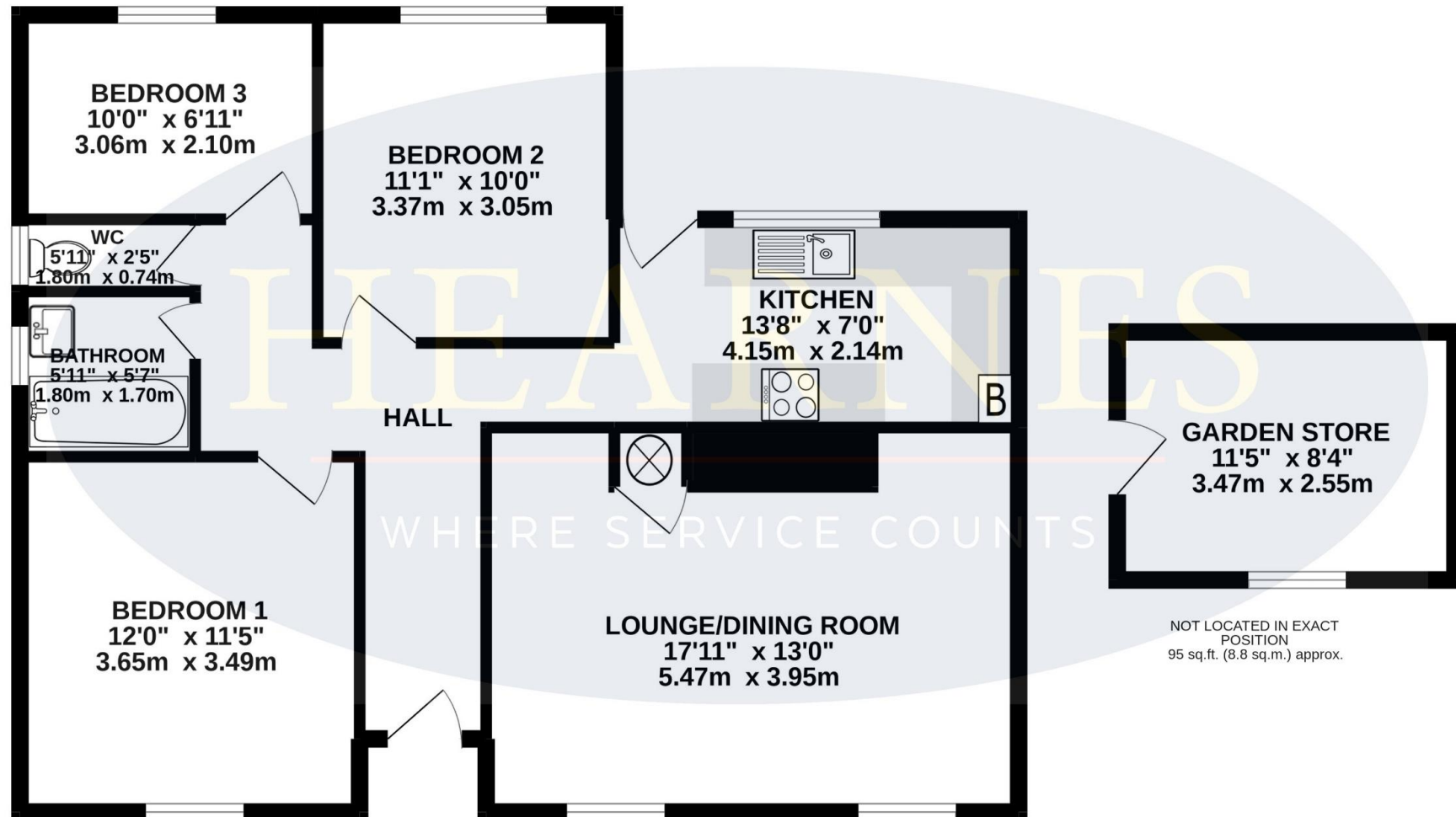
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“Lots of potential to enlarge and enhance (stp) with a 65ft private garden backing onto playing fields”



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
95 sq.ft. (8.8 sq.m.) approx.

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