



FOR SALE
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01202 890990

Sole Agent



**Westwood Avenue
Ferndown, Dorset, BH22 9HL**

FREEHOLD PRICE

£409,950

“An extended bungalow in a town centre location, offered with no chain”

This well presented and extended two double bedroom detached bungalow has a double glazed conservatory overlooking an enclosed and private rear garden with a detached single garage an driveway providing generous off road parking.

This superbly positioned and deceptively spacious bungalow has undergone a number of improvements and now comes to the market offered with no onward chain.

- **An extended two double bedroom detached bungalow in a town centre location with no chain**
- **Entrance porch**
- **15ft Entrance hall** with storage cupboard and airing cupboard
- **19ft Dual aspect kitchen/dining room**
- **The kitchen** area incorporates ample roll top worksurfaces with an integrated oven, grill, hob and extractor, recess and plumbing for washing machine, space for fridge/freezer, good range of base and wall units, double glazed door leading out onto a side driveway and a tiled floor
- **Dining area** also has a tiled floor with a double glazed sliding patio door leading out into an enclosed rear garden
- **Lounge** with double glazed French doors leading out into a conservatory
- **Conservatory** is fully double glazed and has double glazed French doors leading out into the rear garden
- **Bedroom one** is a generous sized, dual aspect, double bedroom with fitted floor to ceiling wardrobes and mirror sliding doors
- **Bedroom two** is also a double bedroom with fitted floor to ceiling wardrobes with mirror sliding doors
- **Family bathroom/shower room** incorporating a corner shower cubicle, panelled bath, WC, pedestal wash hand basin, fully tiled walls and flooring
- **The rear garden** measures approximately 45ft x 30ft and is fully enclosed
- Adjoining the rear of the property there is **paved patio** which adjoins an ornately shaped area of lawn. There are well stocked flower beds with many attractive plants and shrubs, a greenhouse and a timber storage shed. A side gate opens onto the side driveway
- A **side driveway** provides generous off road parking and in turn leads down to a detached single garage
- **Detached single garage** has electric up and over door, light and power and a window
- **Further benefits include:** double glazing and a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown's town centre is located approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

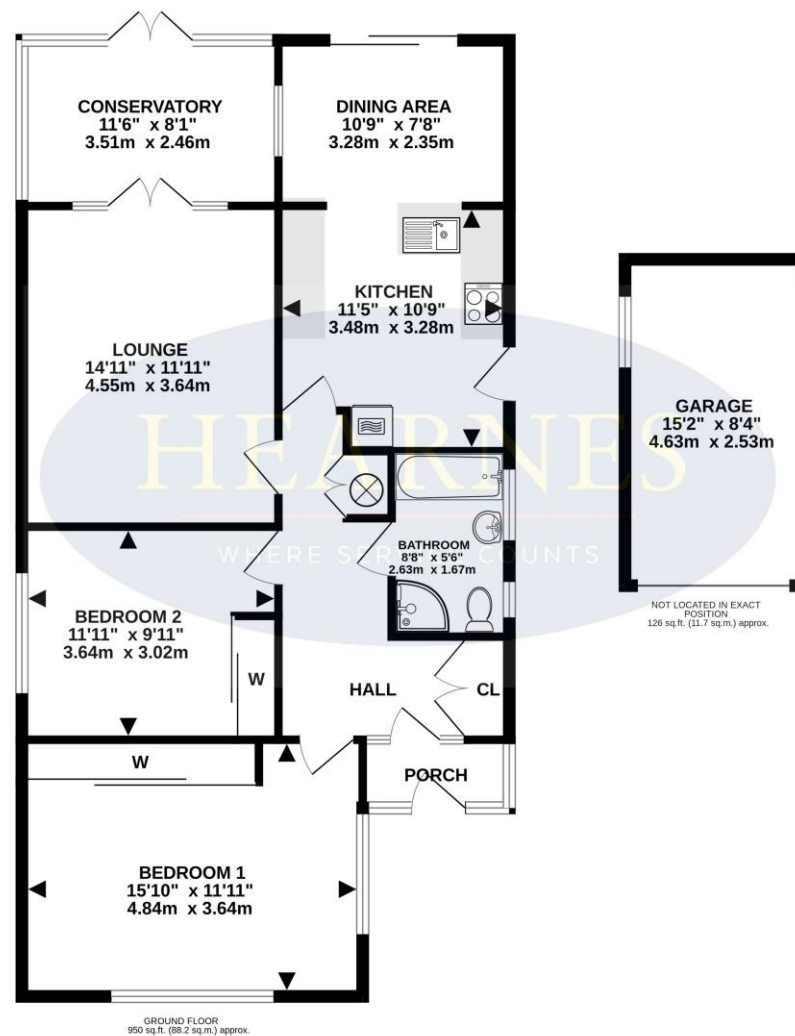
COUNCIL TAX BAND: D

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.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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