



**Monsal Avenue
Ferndown, Dorset BH22 8LB**

FREEHOLD GUIDE PRICE

£450,000

“Tucked away in a sought after cul-de-sac with a private west facing garden and no chain”

This superbly positioned and generous sized three bedroom, two reception room detached bungalow has a secluded west facing rear garden, single garage and driveway.

This light and spacious bungalow is tucked away in a sought after cul-de-sac location and now comes to the market offered with no onward chain.

- **Three bedroom, two reception detached bungalow with a secluded west facing rear garden and no chain**
- **Entrance porch**
- **Spacious entrance hall**
- **Dining room** with ample space for dining table and chairs opening through into the lounge and door through into the kitchen
- **Kitchen** incorporating roll top worksurfaces, a good range of base and wall units, excellent range of integrated appliances to include Dietrich induction hob with extractor canopy above, oven, fridge and freezer, space and outlet for tumble dryer, integrated washing machine, attractive tiled splashbacks, cupboard housing wall mounted gas fired boiler, double glazed window overlooking the rear garden and double glazed door leading out onto a covered side passageway
- **20ft Dual aspect lounge** enjoying a pleasant outlook over the private, west facing rear garden
- **Three double bedrooms**
- **Bathroom** finished in a white suite incorporating a panelled bath with shower over, WC, pedestal wash hand basin, fully tiled walls
- **The rear garden** faces a westerly aspect, measures approximately 30ft x 40ft
- Adjoining the rear of the property there is a **paved patio**. Further path leading round to **two timber sheds** located alongside the property. the remainder of the garden is predominantly laid to lawn which is bordered by well stocked flower beds. The garden is stocked with many attractive plants and shrubs. Also within the garden there is a **greenhouse**
- **A front driveway** provides generous off road parking and in turn leads up to a single garage
- **Single garage** has a metal up and over door, light and power and a side personal door
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market with no onward chain

There is a full selection of amenities on Glenmoor Road. The property is 450 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1 mile away.

COUNCIL TAX BAND: E

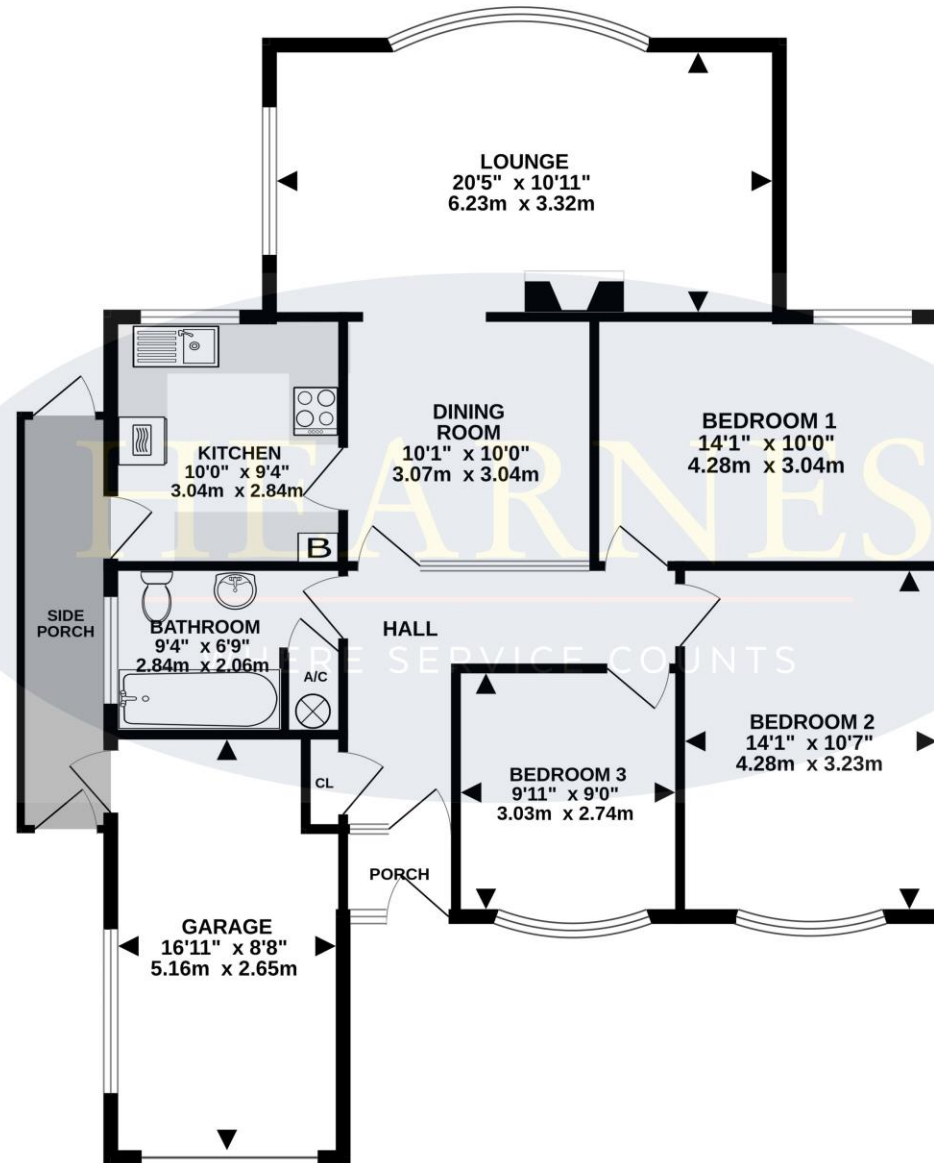
EPC RATING: D



AGENTS NOTES: 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. 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 : 1121 sq.ft. (104.2 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.
Made with Metropix ©2024



6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

