

Chine Walk

West Parley, BH22 8PU



HEARNES

WHERE SERVICE COUNTS



“Occupying a secluded plot measuring in excess of ¼ of an acre with an enormous amount of scope and potential with planning permission granted”

FREEHOLD GUIDE PRICE £600,000

This superbly positioned three double bedroom, one bathroom, one shower room, two reception room detached chalet bungalow has a driveway providing generous off road parking, detached single garage, and a 90' private rear garden whilst occupying a plot measuring in excess of ¼ of an acre.

The property has planning permission granted for this property to be substantially enlarged, there is an enormous amount of scope and potential for the property to be remodelled, redesigned and extended subject to any additional planning consents. The plot, potential and location are all potential of this rare opportunity.

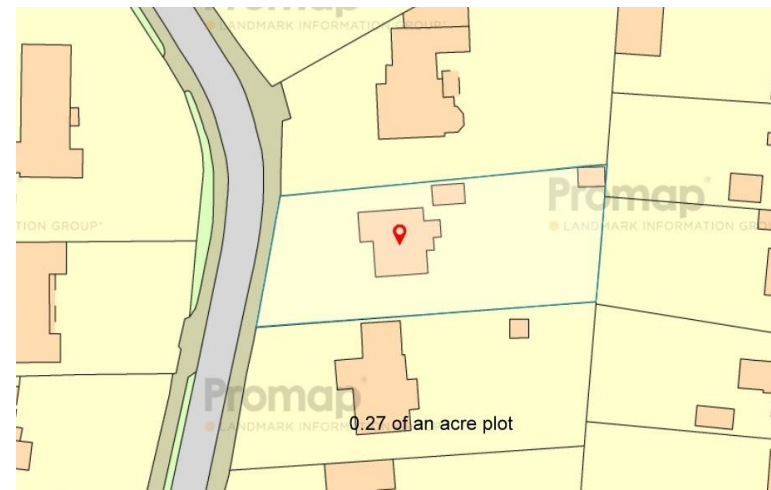
Ground Floor:

- **A three double bedroom detached chalet bungalow occupying a secluded plot measuring in excess of ¼ acre with planning permission granted**
- Good sized **entrance hall**
- 14' dual aspect **lounge**
- Separate **dining room** also enjoying a dual aspect
- 13' **kitchen/breakfast room** overlooking the rear garden and a door giving access
- Two ground floor **double bedrooms**
- Spacious ground floor family **bathroom** finished in a white suite

First Floor:

- **Shower room** finished in a white suite
- Generous sized **double bedroom** with fitted wardrobe

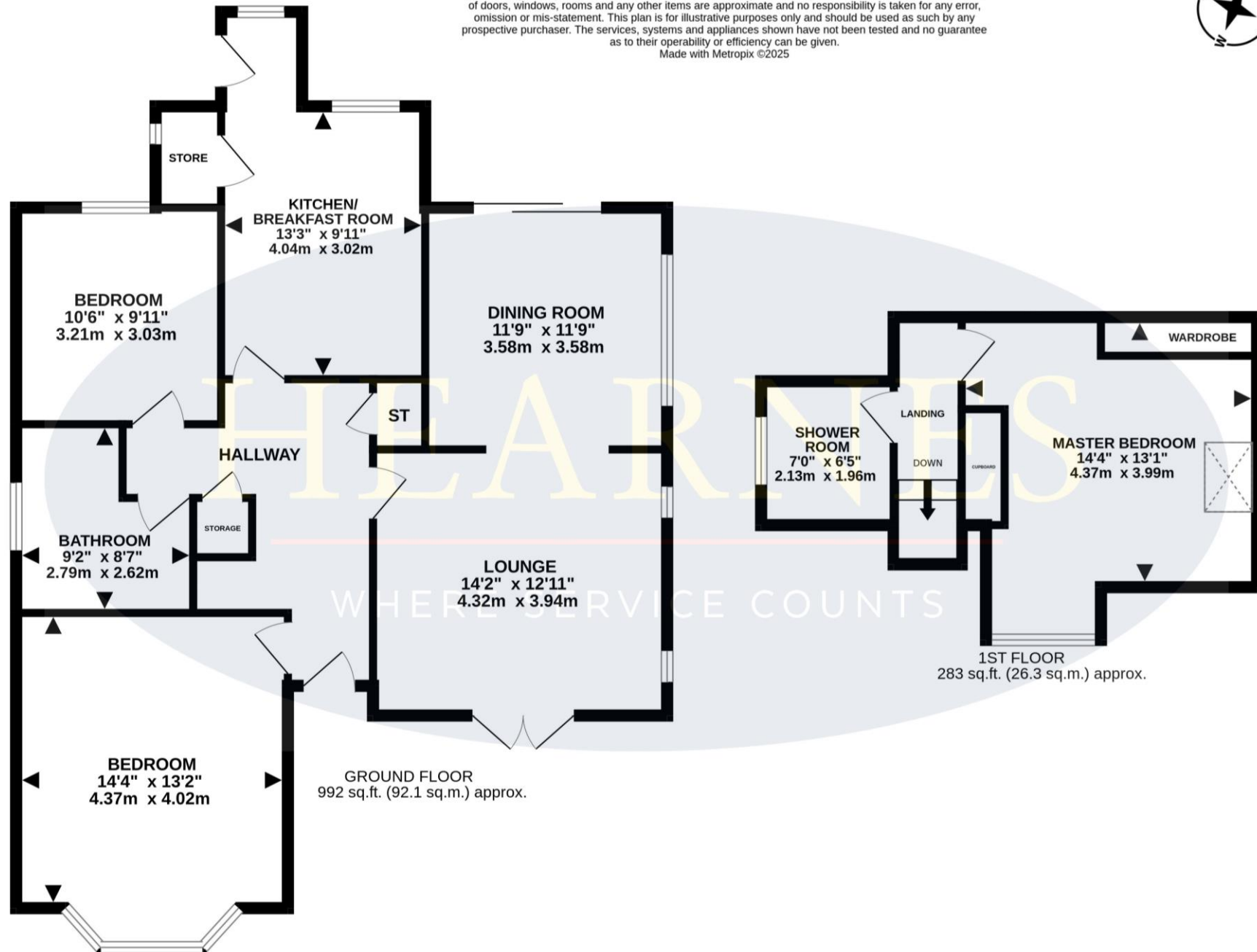
COUNCIL TAX BAND: E EPC RATING: C





TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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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Planning permission granted



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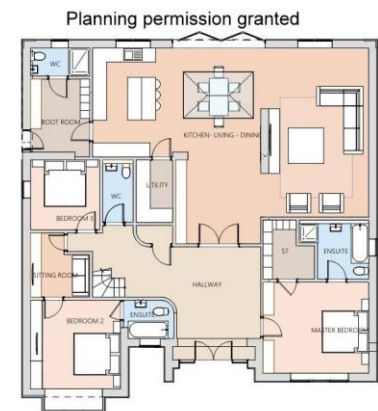


Planning permission granted



Planning permission granted





Outside

Rear:

The **rear garden** is a superb feature of the property as it measures approximately 90' x 70' and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved patio. The remainder of the garden is predominantly laid to lawn.

At the far end of the garden there is a hard standing which would make an ideal home office, studio or gym.

Front:

There is a good-sized area of **front garden**. A front driveway provides generous off-road parking and in turn leads down to a **single garage**.

Further benefits include double glazing, and a gas fired heating system. Ferndown offers an excellent range of shopping, leisure, recreational facilities. Ferndown's town centre is approximately 1.5 miles away



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