



**West Avenue
Three Legged Cross, BH21 6YZ**

FREEHOLD PRICE

£365,000

“Well proportioned two bedroom, two bathroom detached bungalow with no chain, detached garage and south facing garden”

This detached bungalow occupies a private corner plot amongst similar properties in a popular convenient location only 700 yards from a convenience store and regular bus routes to Verwood, Ferndown and Ringwood.

The accommodation comprises two double bedrooms served by an en suite shower room and main bathroom which also has a shower cubicle, a spacious dual aspect lounge with patio doors and an archway to a dining area and a comprehensive fitted kitchen. Other benefits include a modern gas boiler, separate utility room with doors to the front and rear gardens, double glazing, radiator heating and a driveway parking space to the detached garage. A particular feature is the mature surrounding front, side and rear gardens providing a feeling of space and a southerly aspect garden and patio.

- Steps up to partially covered entrance with double glazed front door to entrance hall
- L shaped **entrance hall** with hatch to loft, door to large airing cupboard with hot water cylinder and slatted shelving, two single cloaks cupboards, glazed door and partition to the lounge
- The **lounge** is dual aspect with two original port holes style windows and further double glazed French doors to the rear giving access to and overlooking the garden with a particular secluded light and airy westerly facing aspect, open arch to:
- Dining area with further double glazed bow window and large hatch to the kitchen
- Modern fitted **kitchen** comprising range of base and wall mounted units with quartz effect worktops and tiled splashbacks, integrated and raised separate oven and grill with further inset four ring gas hob and extractor above, ceramic 1.5 bowl sink unit with mixer taps, space, power and plumbing for a washing machine, slimline dishwasher, tiled flooring and cupboard to a concealed replacement Vaillant boiler, further integrated tall standing fridge freezer and glazed door to the side lobby/utility space
- **Side lobby/utility space** is conveniently accessed from the kitchen and has a range of fitted cupboards with a modern sink unit and space for a drier and further fridge, two double glazed opaque doors giving access to both the rear garden and front
- **Bedroom one** is dual aspect with double glazed window to the side aspect and double glazed bow window to the side aspect, fitted sliding mirror fitted doors to wardrobe space with hanging and shelving above to both sides with a concealed access into the en suite shower room
- **En suite shower room** is fully tiled with wood laminate flooring and a modern fitted corner shower cubicle with acrylic splashback and built in shower unit, WC, wash hand basin and double glazed window to the side aspect
- **Bedroom two** is dual aspect with a double glazed windows to the front and side aspects, comprehensive range of fitted bedroom furniture with glazed panels and cupboards over the bed recess
- **Bathroom** with fully tiled walls and flooring with a matching suite comprising corner bath with offset taps, WC, wash hand basin, an additional built in shower cubicle with Victorian style fitted shower unit, double glazed window to the side and heated towel rail

Outside

- Front mature gardens with front door to the side and gated access to the garden
- The **rear garden** measures approximately 46' x 40, benefits from a secluded private southerly aspect due to the corner position and is enclosed by timber fencing with a gate to the driveway
- There is **parking** towards the rear of the garden in the form of hardstanding leading to the detached garage
- **Garage** with up and over door with access to a versatile workshop at the rear

COUNCIL TAX BAND: D

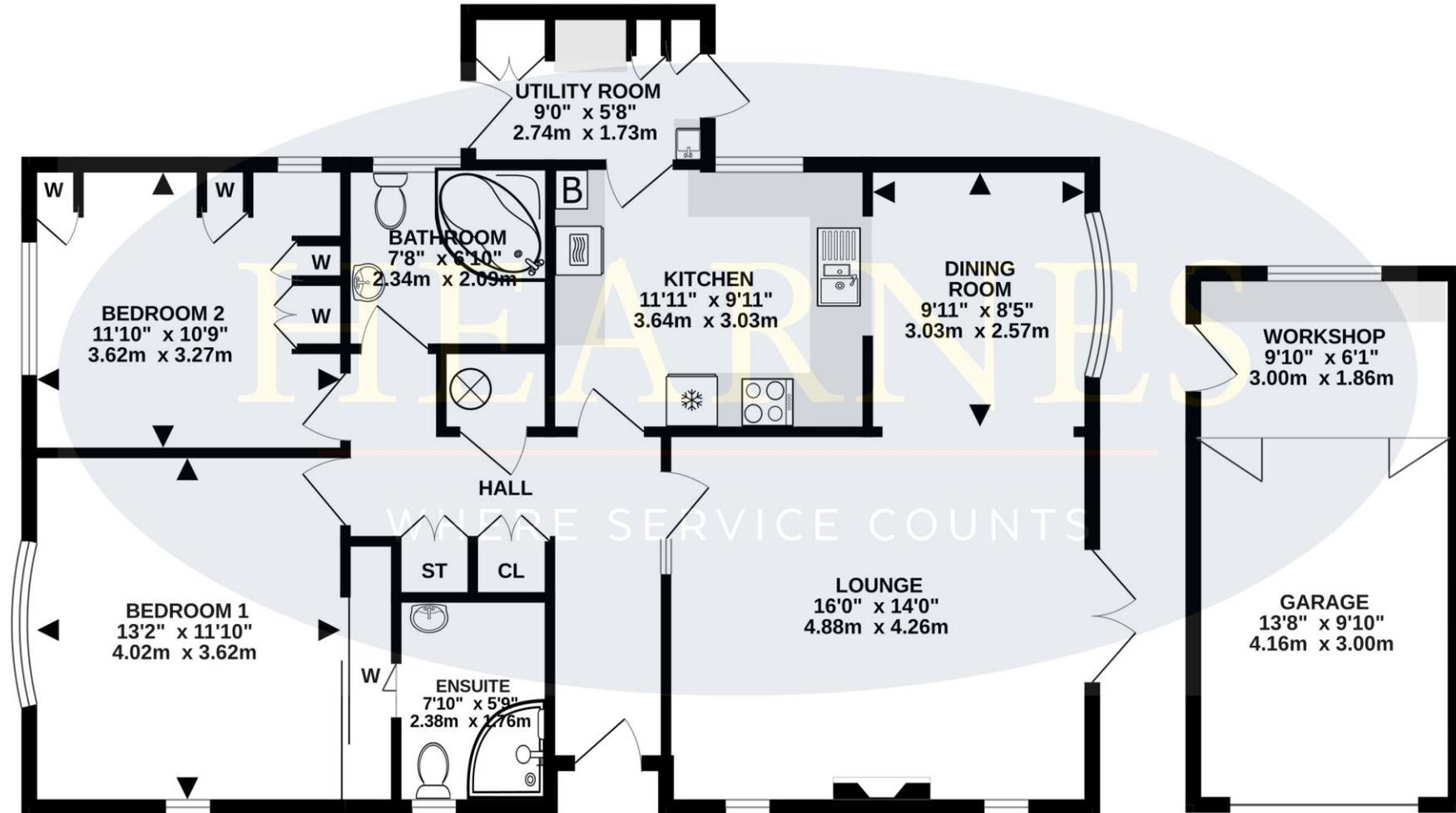
EPC RATING: D



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TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
195 sq.ft. (18.1 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

