



**The Avenue, West Moors  
Dorset, BH22 0LT**

# FREEHOLD

## GUIDE PRICE £525,000

***“Occupying a secluded plot measuring 0.21 of an acre with a 130ft rear garden, car port, garage and no chain”***

This conveniently located and generous sized three double bedroom, two reception room detached house has a double glazed conservatory overlooking a 130ft secluded rear garden with a detached single garage, car port and driveway.

The property has been owned by the current owners for circa 68 years over which time the property has been well maintained. 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 comes to the market offered with no onward chain.

The avenue is a sought after location. The property is situated approximately 500 metres from the village centre.

- **A three bedroom detached family home with a 130ft secluded garden occupying a plot measuring 0.21 of an acre with no chain**

#### Ground floor:

- **Entrance porch**
- **Entrance hall** with understairs cupboard
- Generous size dual aspect **lounge** with an exposed stone fireplace and wood burning stove creating an attractive focal point of the room
- **Dining room** with sliding patio doors leading out into the conservatory
- **The conservatory** is fully double glazed with window blinds and double glazed French doors leading out into the rear garden
- **Kitchen/breakfast room** incorporating work tops, base and wall units, integrated oven, grill, hob and extractor, recess for fridge, recess and plumbing for washing machine, larder cupboard, space for breakfast table and chairs and a double glazed window overlooking the rear garden
- **Inner lobby** with cupboard housing a replacement, wall mounted gas fired boiler and a door opening into the car port
- A ground floor **cloakroom** with WC

#### First floor:

- **Spacious landing with loft access**
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect and benefitting from fitted wardrobes, cupboards over the bed recess and bedside cabinets
- **Bedroom two** is also a generous sized double bedroom benefitting from wardrobes, cupboards above and dressing table
- **Bedroom three** is a large single bedroom also benefitting from wardrobes with cupboards over the bed recess
- **Bathroom** incorporating a panelled bath with shower over, a pedestal was hand basin, WC with fully tiled walls
- The **rear garden** is a superb feature of the property as it measures approximately 130ft x 45ft, is fully enclosed and offers an excellent degree of seclusion
- **The garden** itself is predominantly laid to lawn and bordered by well stocked flower beds. The garden continues down to an area of woodland. There are **two timber garden sheds**. This far end of the garden provides an ideal space to relax and enjoy this peaceful setting. The garden itself is stocked with many attractive and mature plants and shrubs
- There is an area of **front garden** laid to lawn
- A **side driveway** provides generous off road parking and in turn leads up to a car port, which in turn leads up to the detached single garage
- **Detached single garage** has double metal doors
- **Further benefits include;** double glazing, replacement UPVC fascias and soffits, a gas fired heating system West Moors offers a good selection of day-to-day amenities.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.

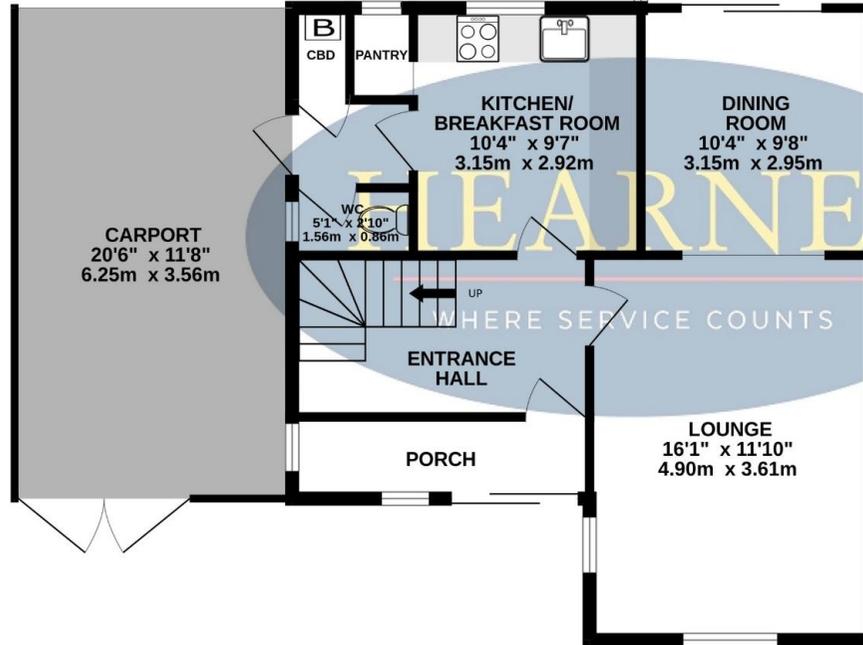
**COUNCIL TAX BAND: E**

**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.



NOT LOCATED IN EXACT POSITION  
154 sq.ft. (14.3 sq.m.) approx.

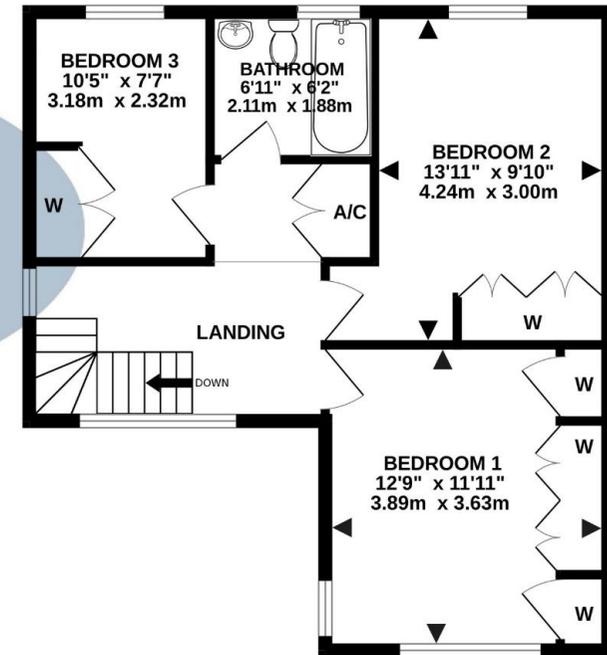


GROUND FLOOR  
658 sq.ft. (61.2 sq.m.) approx.

CONSERVATORY  
9'11" x 9'8"  
3.02m x 2.95m



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

