



Station Road,  
West Moors, Dorset, BH22 0JD

# FREEHOLD PRICE

## £475,000

***“A conveniently located and extended family home with a 75’ enclosed rear garden”***

This well presented and substantially enlarged three bedroom, two reception room detached family home has a 75’ enclosed garden with a single garage and driveway.

The property has been owned by the current owner for circa 39 years, over which time the property has been extended and has also been well maintained.

This deceptively spacious family home enjoys a convenient location in the heart of West Moors.

- **A three bedroom, two reception room detached family home with a 75’ garden**
- **Entrance hall** with understairs cupboard
- Dual aspect **kitchen** incorporating ample rolltop work surfaces with a good range of base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine and dishwasher, recess for fridge and freezer, wall mounted gas fired boiler, double glazed window overlooking the rear garden and a double glazed door leading out onto a side path
- 22’ x 16’ L shaped open plan **lounge/dining room**
- The **dining area** has ample space for a six seater dining table and chairs, fitted cupboard with shelving above and open fireplace
- The **lounge area** enjoys a dual aspect with double glazed French doors leading out into the rear garden
- **Sitting room/bedroom**. This has previously been used as a bedroom but is currently being used as a reception room, has fitted shelving to one recess, open fireplace and bay window to the front aspect

#### First floor:

- **Bedroom one** is a generous sized double bedroom with a bay window to the front aspect with window seat and storage beneath
- **Bedroom two** is also a double bedroom enjoying a view over the rear garden
- **Bedroom three** is a good sized single bedroom currently being used as an office
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC, fully tiled walls

#### Outside:

- The **rear garden** is a superb feature of the property as it measures approximately 75’ in length, is fully enclosed 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. A path leads down to the far end of the garden where there is a useful timber storage shed and a side path leads round to a side gate
- A front gravelled **driveway** provides off road parking
- Single garage with metal up and over door, light and power and a rear personal door
- **Further benefits** include double glazing and a gas fired heating system

The village of West Moors offers a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.

**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

AGENTS NOTE: 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.





