

HEARNES

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Mayfield Way
Ferndown, Dorset BH22 9HP

FOR SALE
HEARNES
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Sotheby's
Agent

FREEHOLD

GUIDE PRICE £385,000

This well presented and generous sized two double bedroom detached bungalow has an 85ft secluded rear garden, detached single garage and driveway providing generous off road parking.

This conveniently located bungalow is situated approximately 700 metres from Ferndown's town centre. The property now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow with an 85 ft secluded garden and no chain**
- **Entrance porch**
- **Good size entrance hall**
- **17ft Light and spacious lounge/dining room** with a bay window overlooking the front garden
- **Kitchen/breakfast room** incorporating roll top work surfaces, a good range of base and wall units, integrated oven, grill, hob, recess and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler, double glazed door leading out onto the side driveway and a double glazed window overlooking the rear garden
- **Bedroom one** is a generous size double bedroom enjoying a view over the rear garden
- **Bedroom two** is also a generous size double bedroom enjoying a view of the front garden
- **Shower room** finished in a white suite incorporating a good size corner shower cubicle, pedestal wash hand basin, partly tiled walls
- **Separate cloakroom with WC**
- **The rear garden** is a superb feature of the property as it is immaculately kept, offers an excellent degree of seclusion and measures approximately 85 ft x 40 ft
- Adjoining the rear of the property there is a crazy paved patio with the remainder of the garden predominantly laid to lawn. Also within the garden there is a **timber shed/summer house** and a side gate opening onto a side driveway
- **The side driveway** provides generous off-road parking and in turn leads down to a detached single garage
- **The front garden** has been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs
- **Detached single garage** has double opening front doors
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

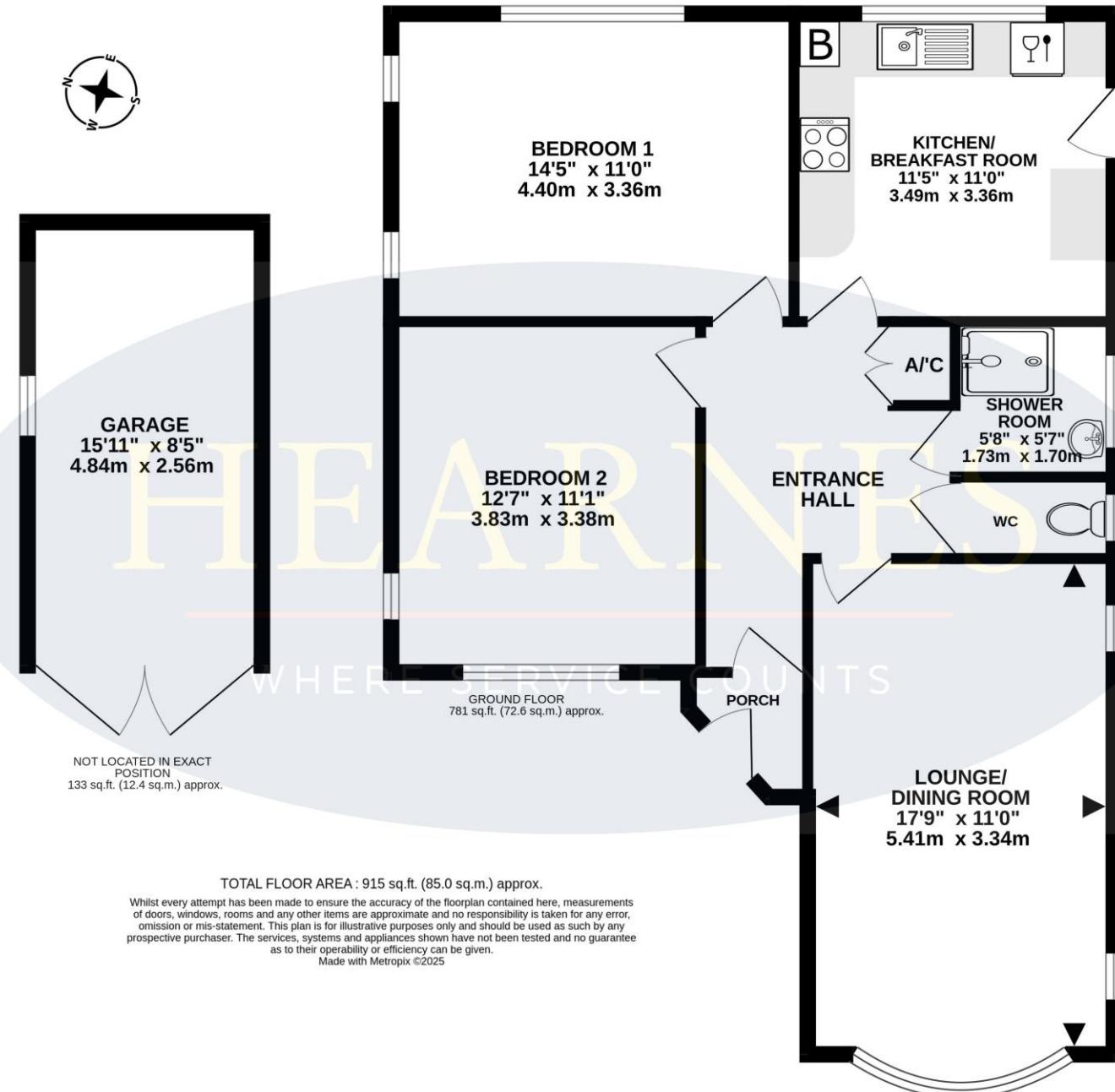
COUNCIL TAX BAND: D

EPC RATE: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn 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.

“A superbly positioned bungalow with an 85 ft secluded garden approximately 700 metres from Ferndown’s town centre”





TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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