

# Beaufoys Avenue

Ferndown, Dorset, BH22 9RH



**HEARNES**

WHERE SERVICE COUNTS







***“A rarely available bungalow with an enormous amount of scope and potential, occupying a secluded southerly facing plot measuring 0.42 of an acre”***

**FREEHOLD PRICE OIEO £650,000**

This superbly positioned and generous sized three bedroom, two bathroom, two reception room detached bungalow has a double garage, front driveway providing generous off-road parking for several vehicles and a 145ft secluded south facing rear garden. Sitting centrally on a wooded and secluded plot measuring 0.42 of an acre.

The property is in need of modernisation but has an enormous amount of scope and potential to be enlarged and enhanced, subject to the necessary planning consents. ‘Hightrees’ is situated in a highly sought after premier, tree lined road in Ferndown. The property comes to the market offered with no onward chain.

- **1,800 sq ft detached bungalow, occupying a secluded plot measuring 0.42 of acre.**
- 30ft Impressive **reception hall**, with double doors leading through to the lounge.
- 21ft **Dual aspect lounge** with an exposed stone fireplace and a large picture window overlooking the private south facing rear garden.
- **Dining room** which also enjoys a dual aspect with a picture window overlooking the rear garden
- **Kitchen/breakfast room** incorporating ample worktops, a good range of base and wall units, integrated oven, grill, hob, stainless steel sink unit and drainer, space for a breakfast table and chairs, window to the side aspect, door to the reception hall and a door through to the utility room.
- Good sized **utility room** with space and plumbing for a washing machine, wall-mounted gas-fired boiler, door leading out to a side path and an internal door leading through to the garage.
- **Bedroom one** is a 25ft impressive double bedroom, benefitting from an excellent range of fitted wardrobes and a picture window overlooking the private south facing rear garden.
- **En-suite bathroom** incorporating a panelled bath with mixer taps and shower hose, wc, bidet and wall-mounted wash hand basin.
- **Bedroom two** is also a generous sized double bedroom with a picture window overlooking the rear garden and fitted wardrobes.
- **Bedroom three** is a single bedroom, currently used as an office, with a fitted wardrobe and cupboard.
- **Family bathroom/shower room** incorporating a panelled bath with separate shower cubicle, wc, bidet and wall-mounted wash hand basin.
- **Further benefits** include secondary glazing, a gas-fired heating system with replacement boiler and the property comes to the market offered with no onward chain.

**COUNCIL TAX BAND: F**

**EPC RATING: D**







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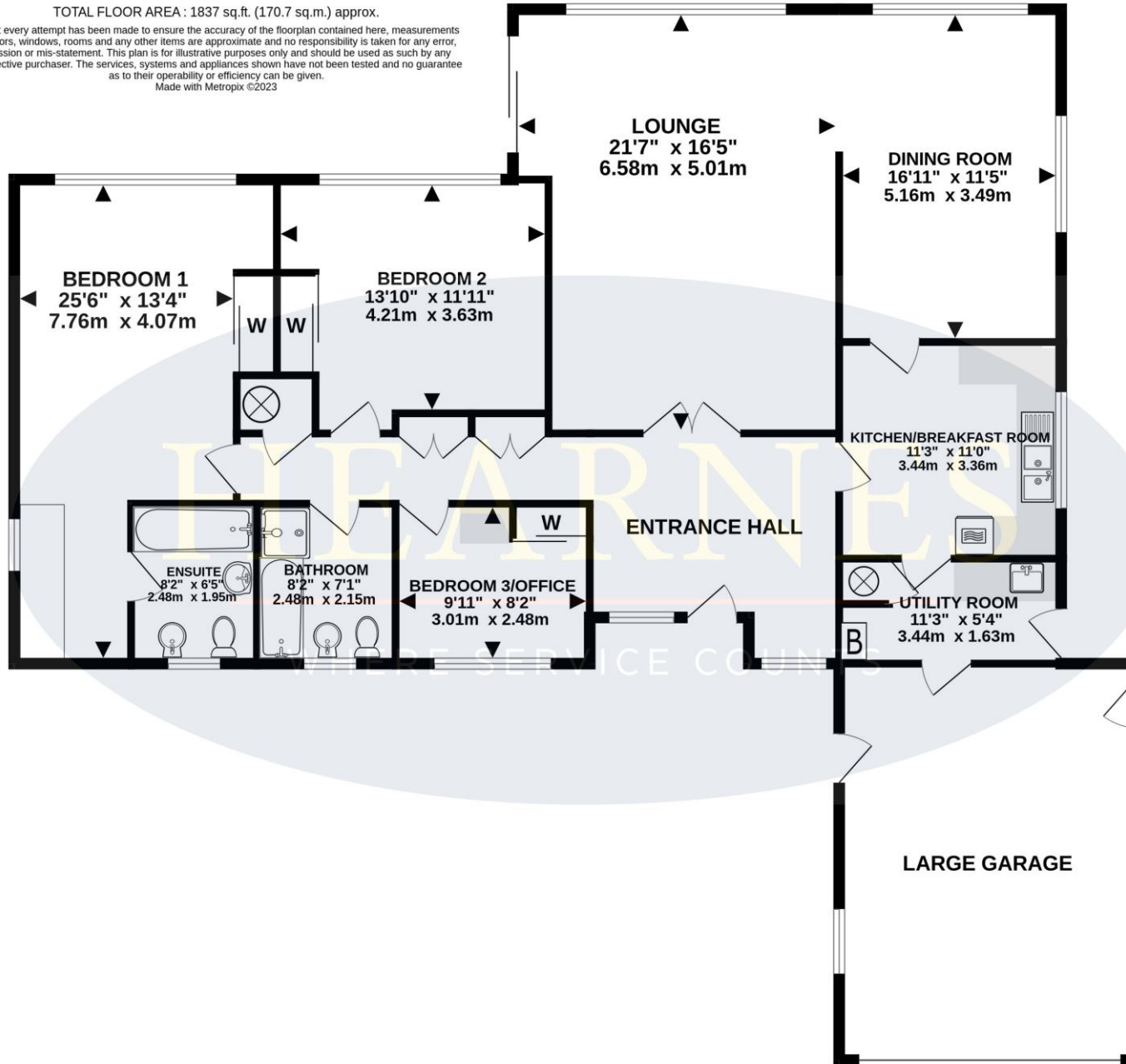
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TOTAL FLOOR AREA : 1837 sq.ft. (170.7 sq.m.) approx.

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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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.









## Outside

- Large area of front garden and driveway measuring 100ft x 65ft. A front gravelled carriage driveway provides **generous off-road parking** for several vehicles and in turn leads up to a double garage.
- The **rear garden** has fantastic potential as it faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 145ft x 65ft. Adjoining the rear of the property there is a paved patio, which in turn adjoins a good sized area of lawn. The remainder of the garden is stocked with many mature plants and shrubs. The garden itself is fully enclosed.
- **Double garage** with a metal up and over door, light, power and an internal door leading through to the utility room.

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away.





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