



**Westwood Avenue,
Ferndown BH22 9HL**

FREEHOLD

Guide Price £425,000

“A town centre bungalow with a private garden, offered with no chain”

An immaculately presented and conveniently located three double bed roomed detached bungalow has a 40ft private and enclosed rear garden, detached single garage and driveway providing generous off road parking.

This light spacious and modernised bungalow now comes to the market with no onward chain and enjoys a sought after town centre location.

Three double bed roomed detached bungalow with secluded garden, offered with no chain.

- Guide price £425,000 to £435,000
- Good sized **16ft entrance hall** with cover housing a wall mounted gas fired boiler and a **coat/storage cupboard**
- **Cloak room** finished in a stylish white suite with tiled floor
- **16ft lounge/dining room** with bay window overlooking the front garden
- **Kitchen/breakfast room** incorporating ample roll top work surfaces and breakfast bar, integrated oven, hob and extractor, integrated fridge/freezer, space with plumbing for a washing machine, recess and plumbing for slimline dishwasher, double glazed window and door leading out into the rear garden
- **Bedroom one** good sized double bedroom with a bay window to twin aspect
- **Bedroom two** double bedroom overlooking the rear garden
- **Bedroom three** double bedroom with side aspect and fitted wardrobe
- **Family bathroom** finished in a modern white suite, incorporating a panelled bath, mixer tap and shower attachment, contemporary wall mounted wash hand basin, WC, fully tiled walls and flooring

Outside

- The **rear garden** is a superb feature of the property and it measures approximately 40ft in length, is fully enclosed and offers an excellent degree of seclusion
- The garden incorporates a central lawned area which is surrounded by an Indian sandstone paved patio. Also, within the garden there a timber storage shed and summer house, a side gate leading onto the side driveway
- The **front garden** has been landscaped for ease of maintenance. A side driveway provides generous off-road parking for several vehicles which in turn leads down into a detached single garage.
- **Detached single garage** has a metal up and over door, light and power

Further benefits include double glazing, a gas fired heating system, and the property now also comes onto market with no onward chain

Ferndown offers an excellent range of shopping and recreational facilities

COUNCIL TAX BAND: D

EPC RATING: TBC

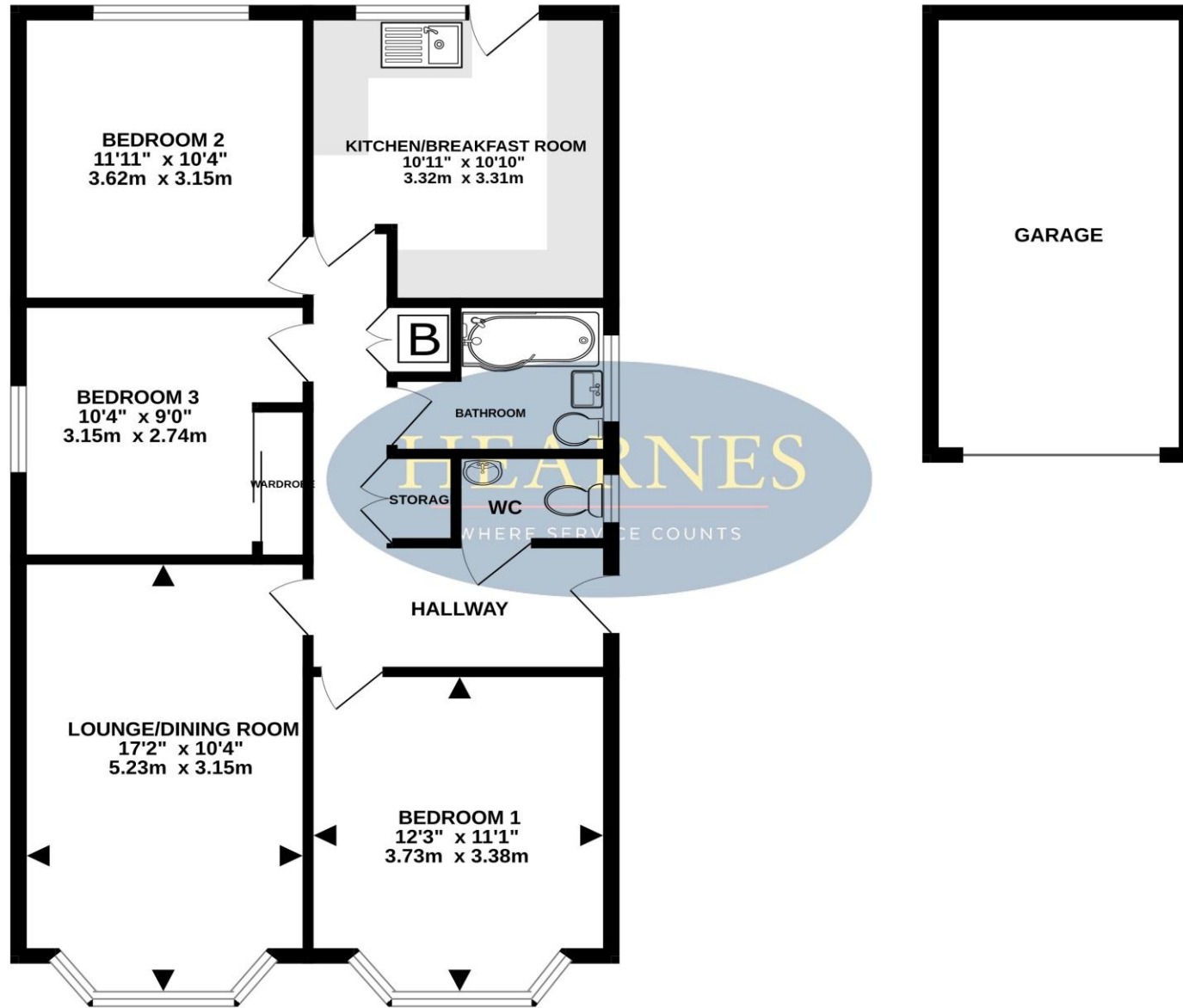


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
156 sq.ft. (14.5 sq.m.) approx.



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