



**Mags Barrow**  
**West Parley, Dorset, BH22 8PB**

# FREEHOLD PRICE

## £450,000

*“A deceptively spacious bungalow with a private rear garden, offered with no chain”*

This superbly positioned and generous sized two double bedroom detached bungalow has a double glazed garden room, a private enclosed rear garden, single garage and driveway whilst situated in a sought after location within West Parley.

This light and deceptively spacious bungalow has a tremendous amount of scope and potential to be enlarged and enhanced (subject to the necessary planning consents) and now comes to the market offered with no onward chain.

- **A two double bedroom detached bungalow with a secluded garden and no chain**
- **Spacious entrance porch**
- Good size **entrance hall** with airing cupboard, loft hatch with pull-down ladder giving access to a large loft space
- **Generous sized lounge/dining room.** An attractive focal point of the room is an open fireplace and a serving hatch through to the kitchen/dining room and double glazed windows overlooking the front garden
- **Kitchen/breakfast room** incorporates ample roll top worksurfaces with a good range of base and wall units, recess for cooker, space for breakfast table and chairs, recess and plumbing for washing machine, cupboard housing a floor standing boiler and a door leading out into the conservatory
- **Garden room** with internal door leading through into the garage, double glazed door leading onto the rear garden and further door leading onto the front garden
- **Bedroom one** is a large double bedroom enjoying a dual aspect
- **Bedroom two** is also a good size double bedroom
- **Family bathroom** incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, partly tiled walls
- **Separate cloakroom** finished in a white suite with tiled floor and partly tiled walls
- **The rear garden** offers an excellent degree of seclusion and measures approximately 45ft in depth x 50ft in width. The garden is predominantly laid to lawn, is surrounded by mature shrubs and fencing. Also within the garden there is a timber shed
- Along one side of the property there is a **private paved patio area**
- **Wrought iron gates** open onto a front driveway which provides generous off road parking
- There is a good size area of **front garden** stocked with many attractive plants and shrubs. A path leads up to the front and side entrance into the property
- **Single garage** has remote control up and over door, light and power and a side personal door
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, gas fired heating system and the property now comes to the market offered with no onward chain

There is a full selection of amenities in West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

**COUNCIL TAX BAND: E**

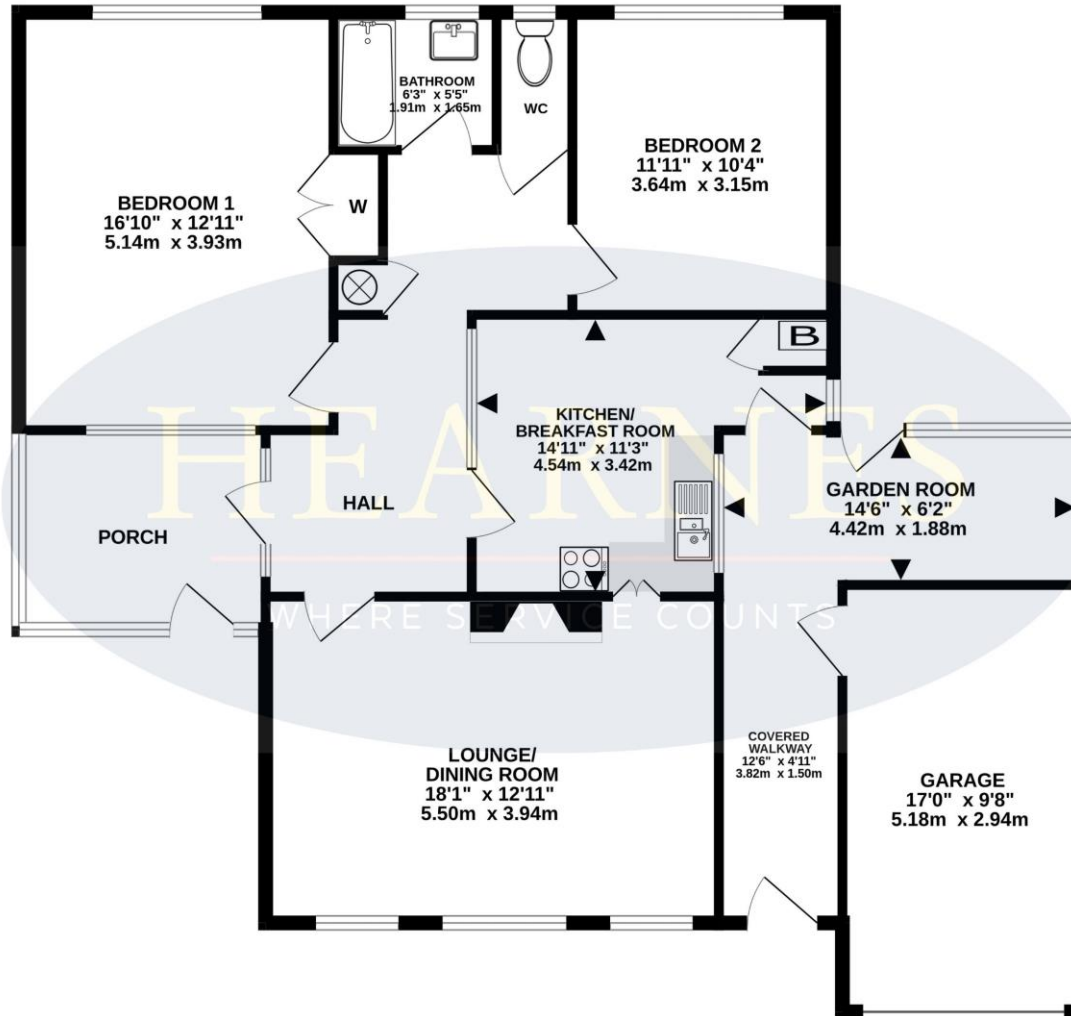
**EPC RATING: E**

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.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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