



**Leeson Drive
Ferndown, BH22 9QQ**

FREEHOLD GUIDE PRICE

£325,000

“A generous sized bungalow with a secluded west facing garden, offered with no chain”

This deceptively spacious and conveniently located two double bedroom detached bungalow has a secluded west facing rear garden backing onto woodland, a single garage and driveway.

This light and spacious bungalow enjoys a popular and convenient location within Ferndown and now comes to the market offered with no onward chain.

- **A two double bedroom detached bungalow with a secluded garden offered with no chain**
- **23' Entrance hall** with parquet flooring, storage cupboard and airing cupboard housing a floor standing gas fired boiler
- **17' Lounge** with parquet flooring, exposed brick feature fireplace and double glazed window overlooking the front garden
- **Kitchen** incorporating rolltop worksurfaces with a good range of base and wall units, stainless steel sink unit and drainer, Zanussi 4 ring gas hob cooker with oven beneath and extractor hood above, Samsung fridge freezer and washing machine, double glazed window to the side aspect and a double glazed door leading out onto a side path
- **Bedroom one** is a generous sized double bedroom benefitting from a built in double wardrobe and cupboard above
- Bedroom two is also a double bedroom
- **Bathroom/shower room** incorporating a corner shower cubicle, panelled bath, WC and pedestal wash hand basin, partly tiled walls
- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion as it backs onto woodland, measures approximately 30'x30. Adjoining the rear of the property there is a paved patio. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds. A paved path leads round to a wide side access which in turn leads up to a side gate
- The **front garden** has been landscaped for ease of maintenance
- A front driveway provides off road parking for two vehicles which in turn leads up to an integral single garage
- Integral 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 comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: D

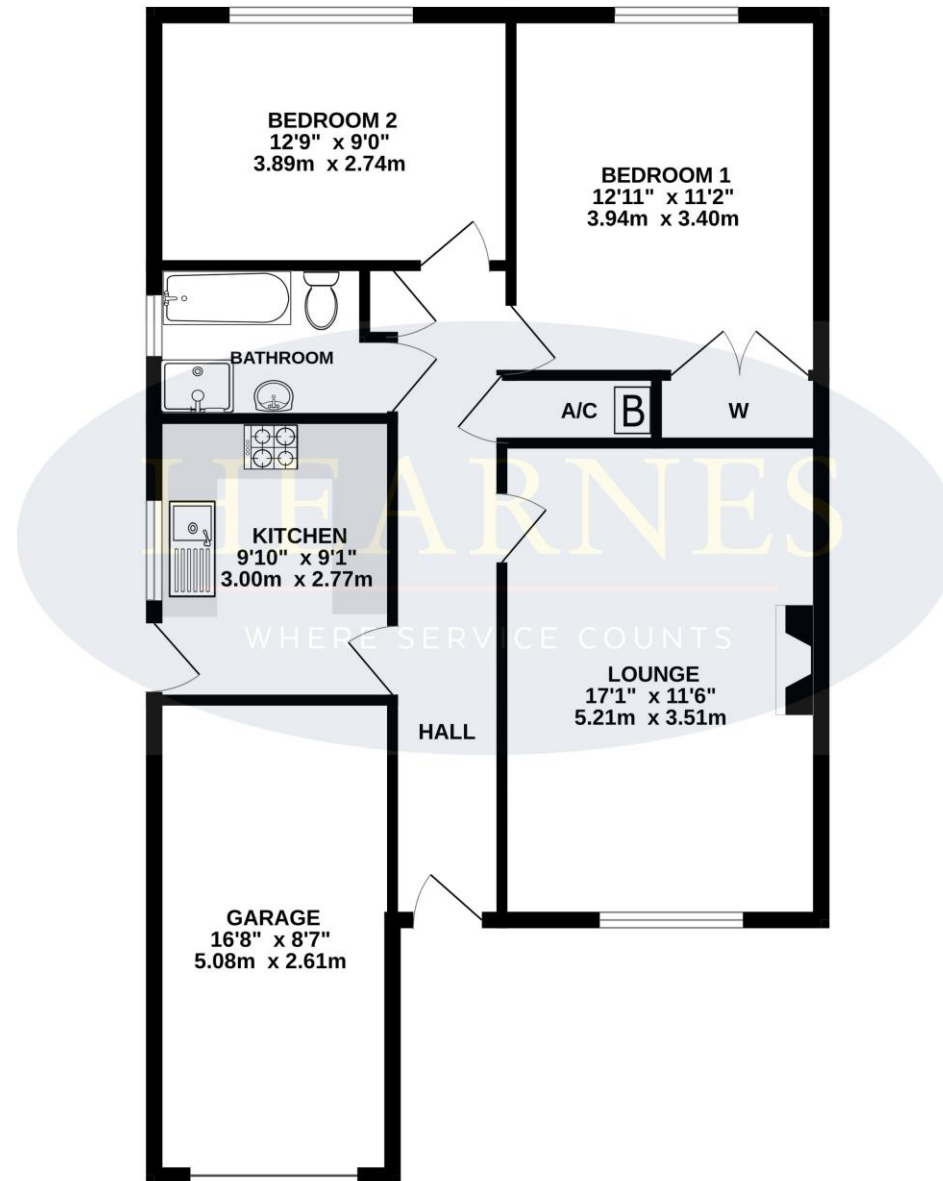
EPC RATING: E

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TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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