



Markham Avenue
Bournemouth, Dorset BH10 7HL

FREEHOLD PRICE

£400,000

“An extended bungalow with a 60ft secluded garden, detached garage and no chain”

This generous sized and extended three bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory overlooking a 60ft secluded rear garden with a detached garage and driveway providing generous off road parking.

The property enjoys a pleasant cul-de-sac location and now comes to the market offered with no onward chain.

- **Three bedroom detached chalet bungalow with a 60ft garden and no chain**

Ground floor:

- **Good size entrance hall**
- **16ft Lounge** with feature fireplace and double glazed French doors leading out into the conservatory
- **Conservatory** is fully double glazed, has a radiator as well as underfloor heating, tiled floor, double glazed French doors leading out into the rear garden and a double glazed side door opening onto the patio area
- **Kitchen** incorporating roll top work surfaces with a good range of base and wall units with underlighting, integrated oven, hob and extractor, integrated fridge, dishwasher and washing machine, attractive tiled splashbacks, tiled floor with underfloor heating, double glazed window overlooking the rear garden
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls and flooring
- Good size **single bedroom** with double glazed window to the front aspect
- **Double bedroom/second reception room** which was formally used as a bedroom and has a double glazed window to the front aspect with a staircase rising to first floor

First floor:

- **Generous size master bedroom** with a double glazed window to the rear aspect and access into the eaves for useful storage
- **Shower room** incorporating a corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls and a cupboard housing a replacement gas fired Worcester boiler

Outside:

- **The rear garden** measures approximately 60ft in length, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **large, paved patio** and a decked seating area. Steps lead down to a lawned area where there are well stocked flower beds and a pond with water feature. The far end of the garden is also laid to lawn with a further pond also with water feature and again well stocked flower beds. within the garden itself is a large, timber storage shed with light and power and a side personal door giving access into the garage
- A **front and side driveway** provides generous off road parking
- A **side driveway**, in turn, leads down to a detached single garage
- **Detached single garage** has double wooden doors, light and power, window and a side personal door
- **Further benefits include;** double glazing, a gas fired heating system with replacement boiler, there is a newly replaced flat room on the dormer and the property also comes to the market offered with no onward chain

There is a good selection of amenities in Kinson which are located approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 2.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: D

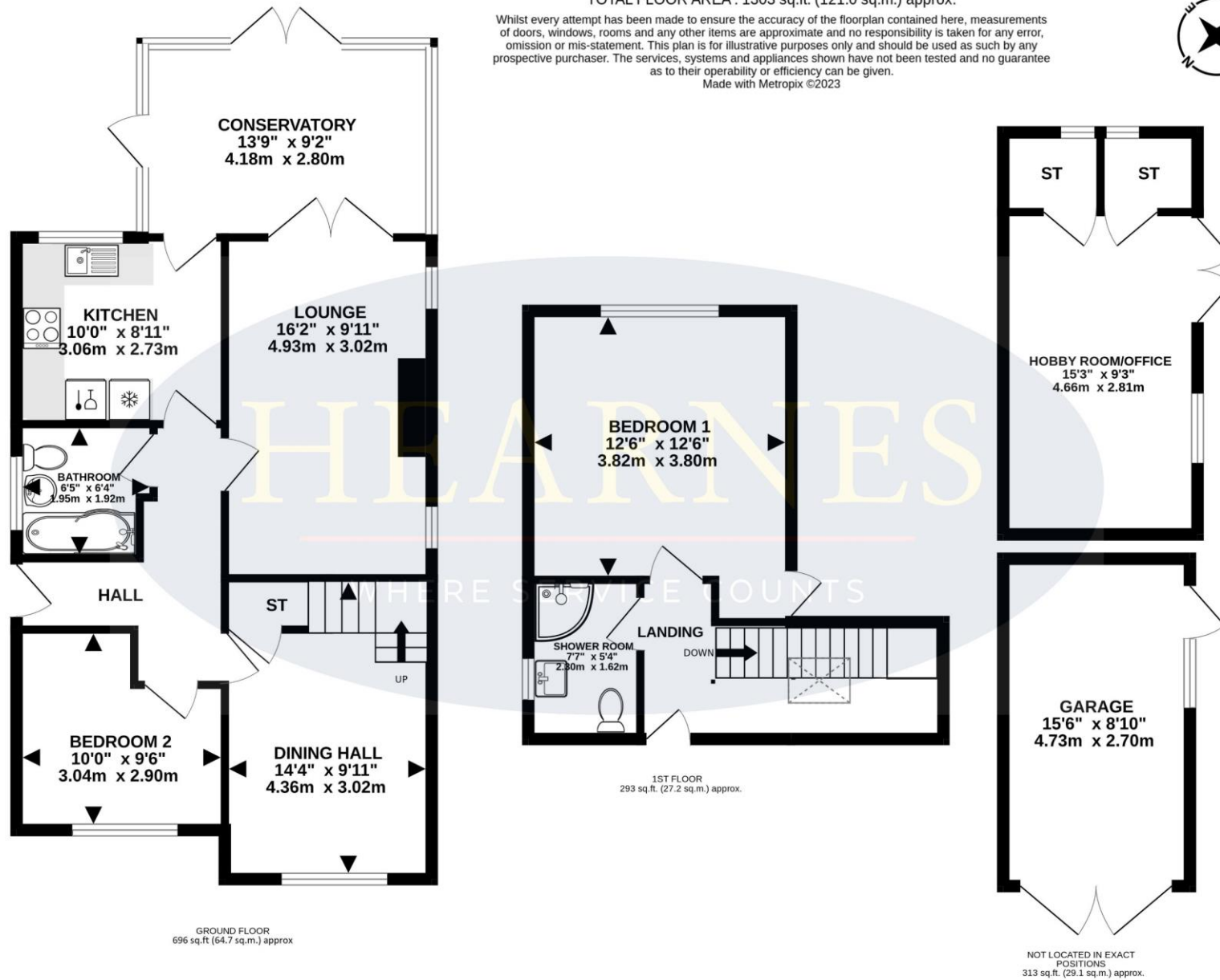
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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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