

FOR SALE
HEARNES
01202 890890

HEARNES

WHERE SERVICE COUNTS

Church Road
Ferndown, Dorset BH22 9ET

FREEHOLD PRICE

£430,000

“A well maintained bungalow with a 70ft secluded west facing garden offered with no chain”

This conveniently located and generous size two double bedroom, two reception room detached bungalow has a 70ft secluded west facing rear garden, single garage and driveway providing ample off road parking.

This superbly positioned and attractive bungalow occupies a good size secluded plot whilst conveniently located approximately 800 metres from Ferndown's town centre and now comes to the market with no onward chain.

- **A two double bedroom, two reception room detached bungalow with a 70ft private garden and no chain**
- 17ft Spacious **entrance hall** with airing cupboard
- Good size **dual aspect lounge** with feature fireplace
- **Separate dining room** with patio doors leading out into the rear garden
- **15ft Kitchen** incorporating roll top worksurfaces, base and wall units, recess for cooker with extractor canopy above, recess for fridge and freezer, larder cupboard, wall mounted gas fired Vaillant boiler, double glazed window to the side aspect, double glazed door leading out onto a side path
- **Two double bedrooms**
- **Shower room** finished in a white suite incorporating a good size shower cubicle
- **Separate cloakroom** with WC, wall mounted wash hand basin, fully tiled walls
- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 70ft in length
- Adjoining the rear of the property there is a **paved patio**. The remainder of the garden is predominantly laid to lawn which is well kept and bordered by well stocked flower beds. Also within the garden there is a greenhouse and two timber storage sheds
- A **front and side gravelled driveway** provides generous off road parking. A side driveway leads down to a detached single garage
- **Detached single garage** has a metal up and over door
- **Further benefits include;** double glazing, a gas fired heating system with replacement boiler and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. From the rear garden there is direct access out to King George V Playing Fields, a 60 acre area of open fields, which also provides safe walking routes to the local Ferndown First, Middle and Upper Schools.

COUNCIL TAX BAND: D

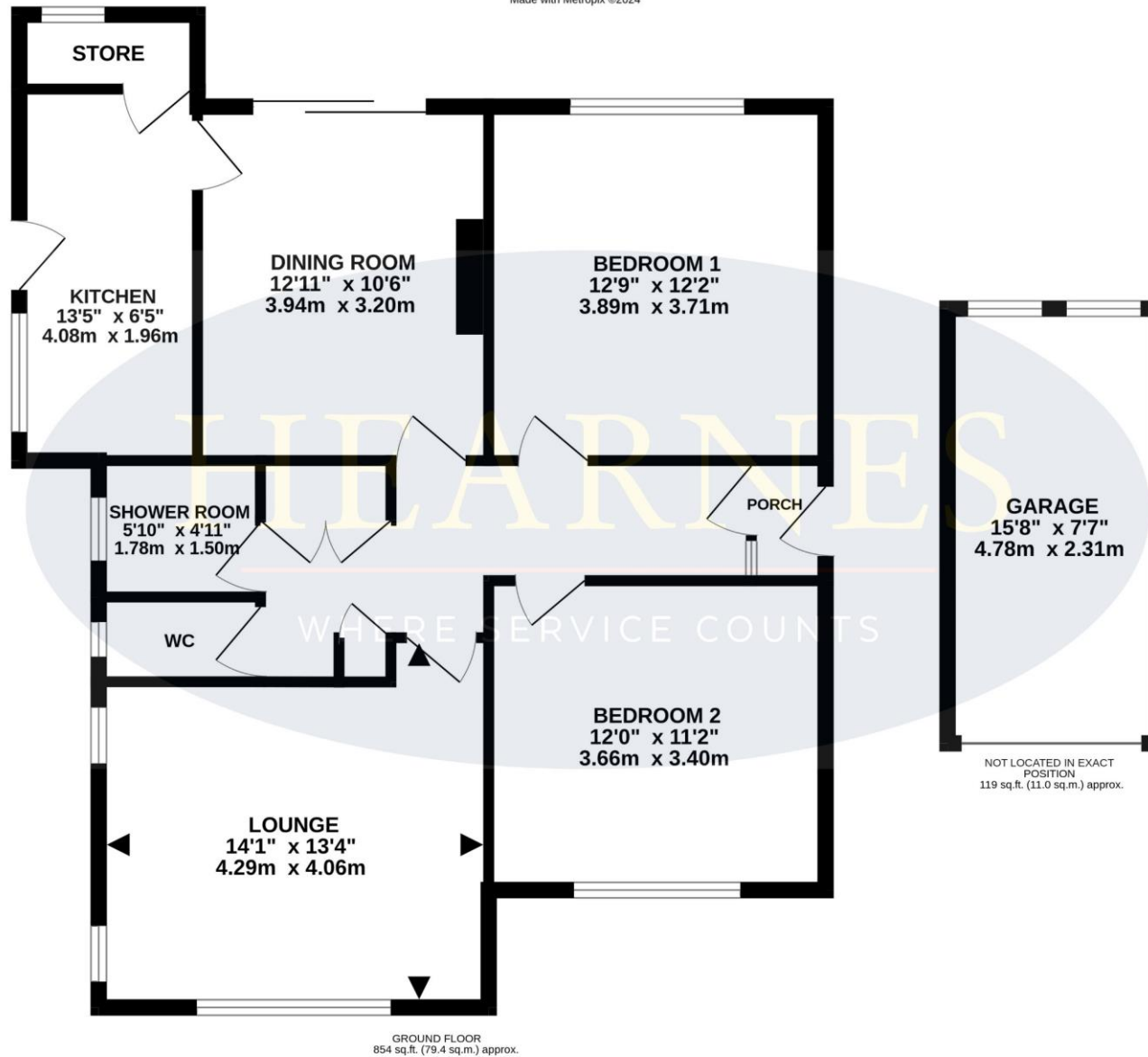
EPC RATING: D

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 : 973 sq.ft. (90.4 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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