



**Station Road
West Moors, Dorset, BH22 0HS**

FREEHOLD GUIDE PRICE

£510,000

“A deceptively spacious chalet bungalow with a private west facing rear garden in the heart of West Moors”

This conveniently located and deceptively spacious three double bedroom, one bathroom, one shower room detached chalet bungalow has a 14 ft double glazed conservatory overlooking a private, west facing rear garden with a single garage and front driveway providing generous off road parking.

This spacious chalet bungalow is arranged with the principal rooms overlooking the private, west facing rear garden. The property has undergone a number of improvements and enjoys an extremely convenient location in the heart of West Moors.

- **A three double bedroom detached chalet bungalow with a private, west facing rear garden in the centre of West Moors**

Ground floor:

- **Large entrance hall** with double coat cupboard and sliding doors, stairs rising to the first floor
- **20ft x 16ft L-shaped lounge/dining room.** An attractive focal point of the room is a living flame coal effect gas fire with granite hearth and inset limestone surround. Double glazed sliding patio doors lead out into the private, west facing rear garden and large patio
- **Modern kitchen** incorporating ample worktops, good range of base and wall units, integrated Neff double oven, gas hob and extractor canopy above, stainless steel sink unit and drainer, attractive tiled splashbacks, wall mounted gas fired Worcester boiler and double doors leading through into the conservatory. There is an opening through into the utility room
- **Utility room** incorporates ample worktops with recess and plumbing for washing machine and dishwasher, recess for under counter fridge, space for American style fridge/freezer, double glazed door leading out onto a front path and double glazed doors leading out into the rear garden.
- **14ft Conservatory** which is fully double glazed, has a radiator allowing the room to be used all year round and double glazed French doors leading out onto the private, west facing rear garden and onto the patio area
- **Two generous sized ground floor double bedrooms**
- **Ground floor shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, WC, pedestal wash hand basin, tiled floor and partly tiled walls

First floor:

- **First floor landing** with access into the eaves for useful storage
- Generous sized **double bedroom** with door giving access into the useful loft storage space, double glazed window to the rear aspect
- **Spacious family bathroom/shower room** finished in a heritage style white suite incorporating a roll top claw footed bath with mixer tap and shower attachment, separate shower cubicle, pedestal and wash hand basin, WC
- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion, measures approximately 50ft x 50ft
- Adjoining the rear of the property there is a **large paved patio** with a paved path leading down to a side gate and a rear personal door into the garage
- **The main area of garden** is predominantly laid to lawn and bordered by well stocked flower beds. The garden is stocked with many attractive ornamental plants and shrubs and is fully enclosed
- **A front driveway** provides generous off road parking
- **A single garage** has a metal up and over door, rear personal door, light and power
- **Further benefits include;** double glazing, and a gas fired heating system with replacement boiler

West Moors offers a good selection of day-to-day amenities. Ferndown's town centre is located approximately less than two miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

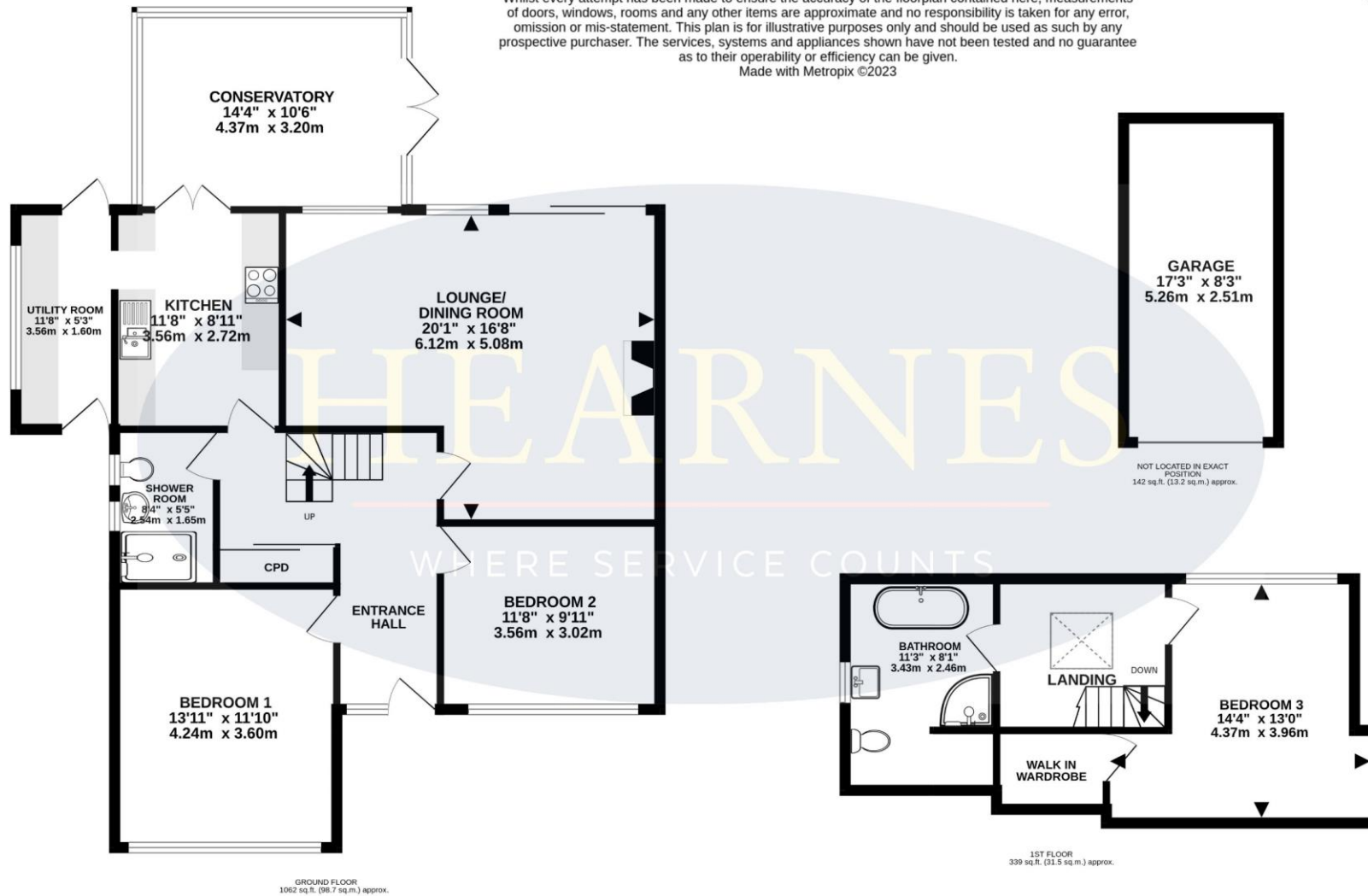
EPC RATING: D

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 : 1544 sq.ft. (143.4 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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