



Heathlands Avenue
West Parley, Dorset, BH22 8RP

FREEHOLD GUIDE PRICE

£500,000

“A superbly positioned bungalow with a 105ft secluded garden in West Parley”

This generous sized and well presented two double bedroom, one bathroom, one shower room, two reception room detached bungalow has a 105ft secluded rear garden, single garage and driveway providing generous off road parking.

This light and spacious bungalow occupies a good sized and secluded plot which is approaching 1/5 of an acre, whilst situated in a sought after location within West Parley.

- **Two double bedroom detached bungalow with a 105ft secluded rear garden**
- **Spacious entrance hall** with cupboard housing a wall mounted gas fired Worcester boiler and a useful storage cupboard
- **19ft Spacious lounge.** An attractive focal point of the room is a stone fireplace with living flame, coal effect gas fire and double glazed French doors leading out into the rear garden. Archway through into the dining room
- **Dining room** enjoys a pleasant outlook over the front garden
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, grill and extractor, recess and plumbing for dishwasher and washing machine, space for fridge/freezer, larder cupboard, tiled splashbacks, tiled floor, double glazed window overlooking the rear garden and double glazed door giving access
- **Bedroom one** is a generous size double bedroom benefitting from a fitted double wardrobe
- **En-suite shower room** finished in a white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath, WC, tiled floor
- **Bedroom two** is also a double bedroom benefitting from a fitted double wardrobe
- **Spacious bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, partly tiled walls and tiled floor
- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and measures approximately 105ft x 45ft
- Adjoining the rear of the property there is a large paved patio. The remainder of the garden is predominantly laid to lawn. The garden is stocked with many attractive mature plants and shrubs. a path leads down through the garden to a useful timber storage shed. At the far end of the garden there is a further area of lawn with mature fruit trees. The garden itself is fully enclosed
- A front and side block paved 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, light and power
- **Further benefits** include; double glazing, replacement UPVC fascias and soffits and a gas fired heating system

There is a small selection of amenities at West Parley less than 1 mile away. Ferndown offers and excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: D

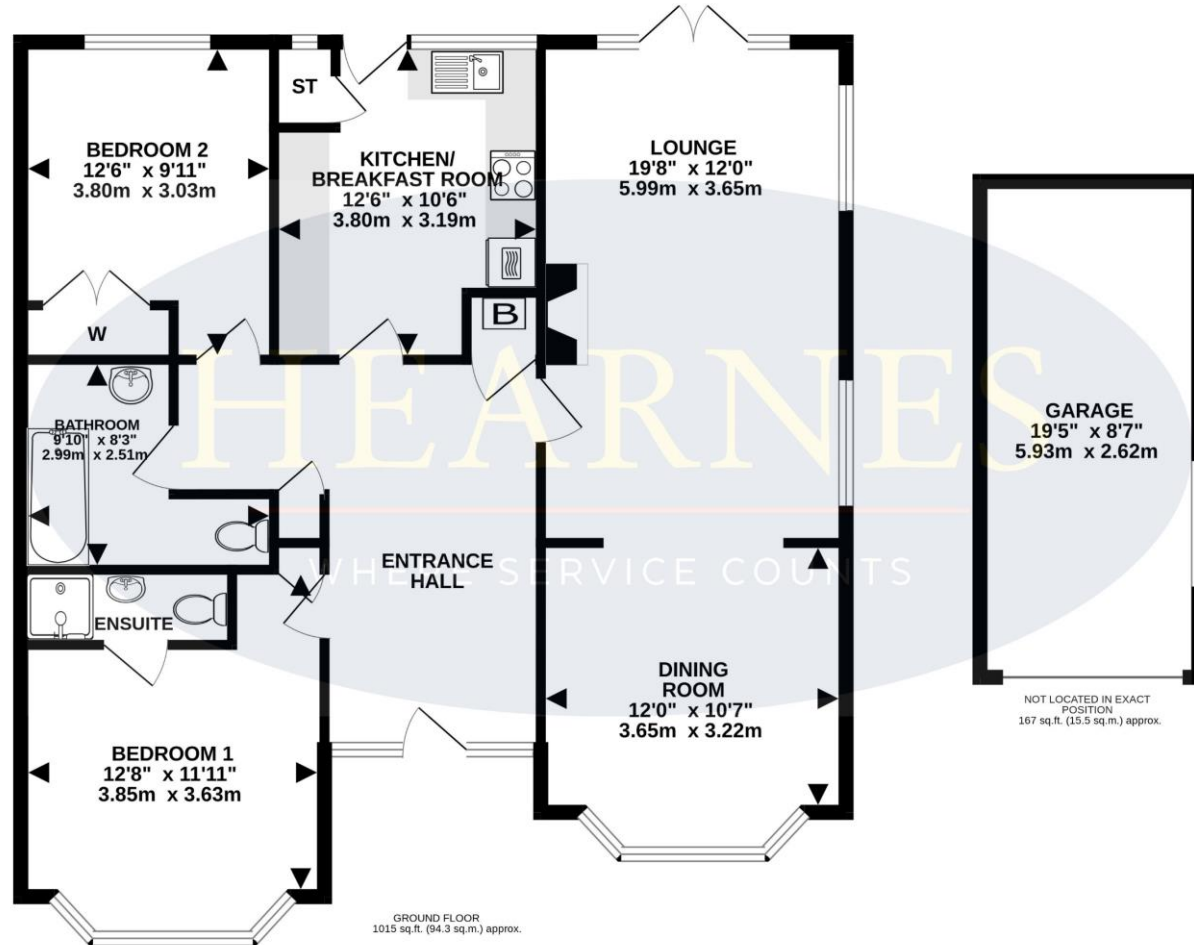
EPC RATING: D

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 : 1182 sq.ft. (109.8 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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