

# Abbey Road

West Moors, Dorset BH22 0AU



**HEARNES**

WHERE SERVICE COUNTS







***“Versatile, well proportioned detached chalet home occupying a 0.2 of an acre secluded plot providing five bedrooms, three bathrooms and extended receptions, kitchen & family room”***

**FREEHOLD PRICE £600,000**

This well proportioned detached family home has been extended by the current owner and has been occupied by the family for nearly 38 years. The extension provides impressive ground floor living room in the form of a sitting and dining room, modern fitted kitchen and multi-use family room.

There are two double bedrooms on the ground floor served by a family bathroom and en-suite and additional third bedroom or study. The first floor offers two further bedrooms and a shower room.

Other benefits include; convenient entrance lobby with integral access to the tandem garage which has an automated door, double glazing, gas central heating, driveway parking for several vehicles and well maintained mature frontage and a southerly aspect private rear garden.

The property is located within extremely convenient access of a local shopping parade, schools, regular bus routes and access to the A31 commuter routes within West Moors village only 1.5 miles distant.

**Ground floor:**

- **Entrance lobby** with convenient space with integral access to the garage
- **Inner hall** with stairs to the first floor
- **Dining area** open plan to the sitting room with double glazed window
- **Sitting room** with feature fireplace and large double glazed window overlooking the rear garden
- **Kitchen** fitted in a comprehensive range of wall and floor mounted units with worktops over, integrated oven and inset gas hob, 1.5 bowl sink unit with tiled worktops open plan to the utility space, worktop with plumbing for appliances, door to garden
- **Family room** versatile dual aspect family space with double glazed doors to the rear garden and tiled floor
- **Family bathroom** fitted in a white suite comprising panelled bath, WC, wash hand basin and double glazed window
- **Bedroom one** double glazed bay window, range of bespoke fitted furniture
- **En-suite shower room**
- **Bedroom two** with double glazed window to the front aspect
- **Bedroom three/study** ideal as a ground floor office, double glazed window to the side

**First floor:**

- **Landing** velux style window
- **Bedroom four** dual aspect double glazed window and velux window
- **Bedroom five** dual aspect double glazed window and velux window
- **Shower room** comprising fitted shower cubicle, WC, double glazed window

**COUNCIL TAX BAND: E**

**EPC RATING: C**

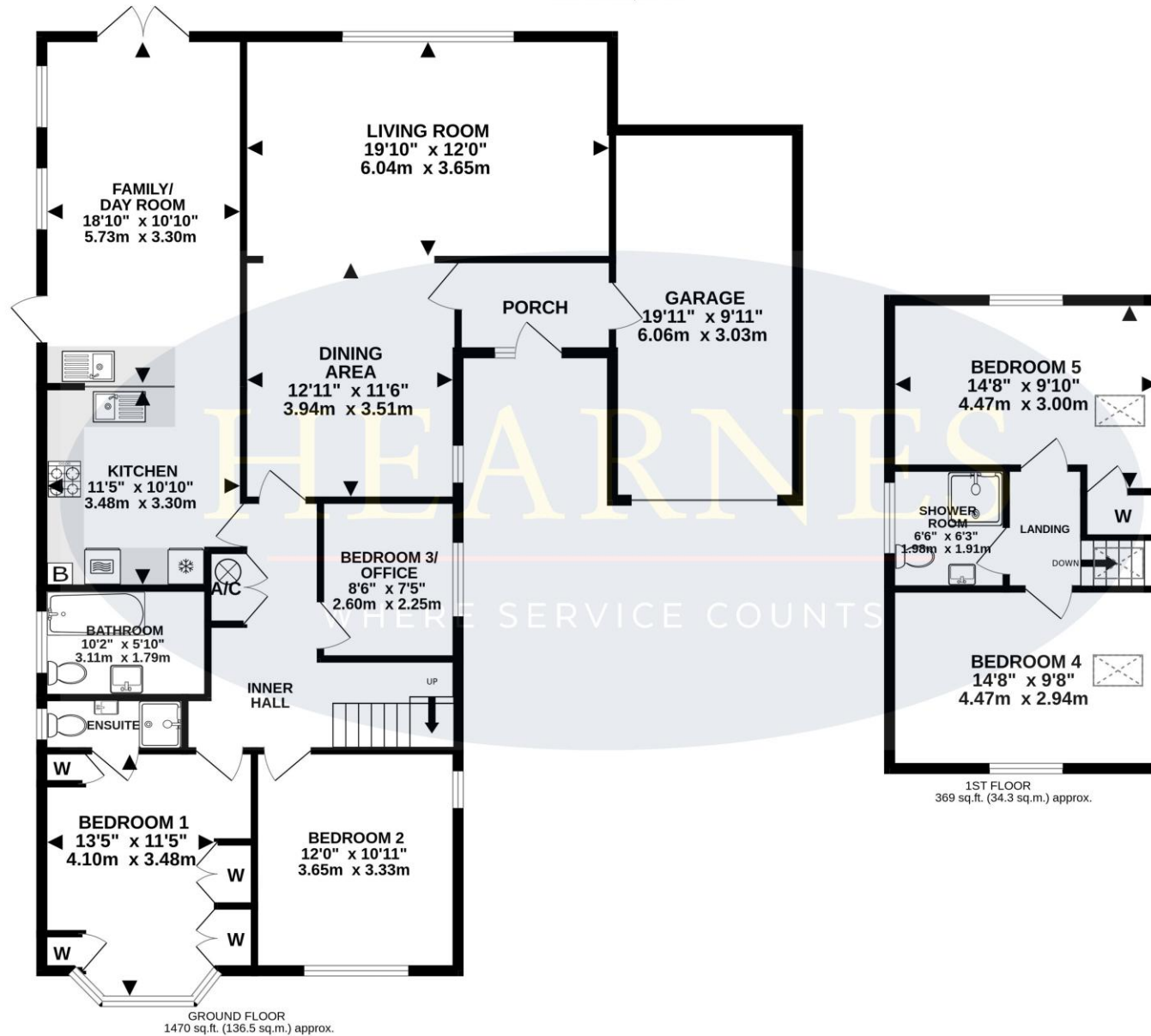






TOTAL FLOOR AREA : 1839 sq.ft. (170.8 sq.m.) approx.

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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## Outside

- **Impressive driveway** providing parking for numerous vehicles with mature section of garden, side gate
- **Garage** 19ft 11in x 9ft 11in up and over door, integral door to the property
- Wonderful, secluded, mature **rear garden** measuring 70ft x 55ft providing a southerly aspect with paved patio and sections of lawn with numerous landscaped borders, well maintained shrubs enclosed by timber fencing

The village of West Moors offers a great selection of everyday amenities and is located less than 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 2 miles away.





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