



HEARNES
WHERE SERVICE COUNTS

**Heath Farm Road
Ferndown, BH22 8JN**

FREEHOLD

Guide Price £400,000

“A well proportioned and conveniently located family home in need of updating with no chain”

A generous sized, conveniently located three bedroom, two reception room detached family home with a secluded garden, single garage and driveway.

This superbly positioned family home comes to market for the first time since it was originally constructed in 1976. The property does require updating, however, it has an enormous amount of scope and potential to be enlarged and enhanced subject to the necessary planning consents. The property also now comes to market offered with no onward chain.

A three bedroomed detached family home with a secluded garden and no chain

Ground Floor

- **Entrance porch**
- **Entrance hall**
- **Generous sized lounge** with fireplace
- **Separate dining room** with doors leading out into the garden
- **Kitchen** incorporating roll top work surfaces, base and wall units, sink unit, recess and plumbing for washing machine, floor standing gas fired boiler, space for fridge/freezer, window overlooking the rear garden, door leading out to the outer lobby
- **Outer lobby** with access into a WC, storeroom, further door leading through into the garage and additional door leading out into the rear garden
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First Floor

- **Landing** with airing cupboard
- **Bedroom one** is a large double bedroom benefiting from fitted wardrobes
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobes
- **Bedroom three** is a good sized single bedroom
- **Bathroom** incorporating a panelled bath, pedestal wash hand basin, partly tiled walls
- **Separate cloakroom** with WC

The rear garden offers a good degree of seclusion and is fully enclosed by mature shrubs and fencing. Adjoining the rear of the property, there is a paved patio and a greenhouse. The remainder of the lawn is predominantly laid to lawn, a side path leads round to a side gate. The front driveway provides off road parking and in turns leads up to a single garage.

There is a small selection of amenities on Glenmoor Road approx.. 600 metres away. Ferndown is less than 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

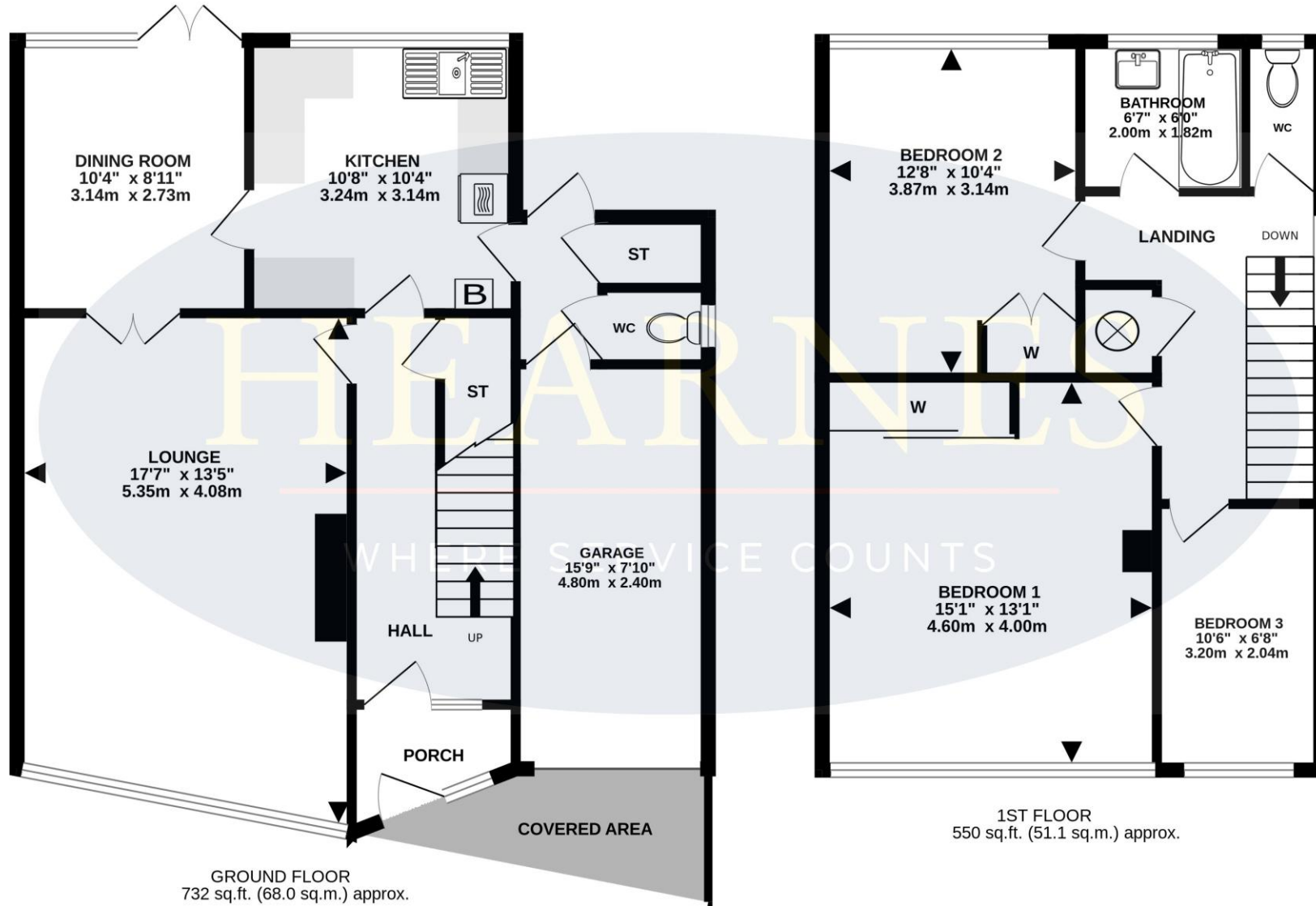
EPC RATING: E



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TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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