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WHERE SERVICE COUNTS

Church Road  
Ferndown, Dorset, BH22 9ES



# FREEHOLD

## GUIDE PRICE £450,000

***“Attractive detached three bedroom bungalow set within a well proportioned plot only 500 yards from Ferndown Centre and amenities”***

This wonderful detached red brick bungalow is situated in an exceptionally convenient location on a level walk to Ferndown centre shops and amenities, regular bus routes, local Marks & Spencer food hall, doctors surgeries and library.

- **Three bedroom detached bungalow with conservatory, detached garage and south westerly rear garden positioned in a very convenient location**
- **Reception hall**
- **Spacious living room** with brick mantle and tiled hearth
- **Fitted kitchen/breakfast room** with a range of base and wall mounted units, breakfast bar, integrated oven and inset hob, space and plumbing for appliances and door to a double glazed conservatory/sun room
- **Double glazed conservatory/sun room** with doors opening into the rear garden
- **Three bedrooms**
- **Modern bathroom**
- **Separate WC**
- **The rear garden** measures approximately 70ft x 36ft and has a private south westerly aspect with a level lawn, paved patio and pathways enclosed by mature, well tended hedging
- **Driveway** providing parking for 2-3 vehicles
- **Detached garage** with pitched roof and electric car hook up
- **Other benefits include;** gas central heating, double glazing,

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 800 metres 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.

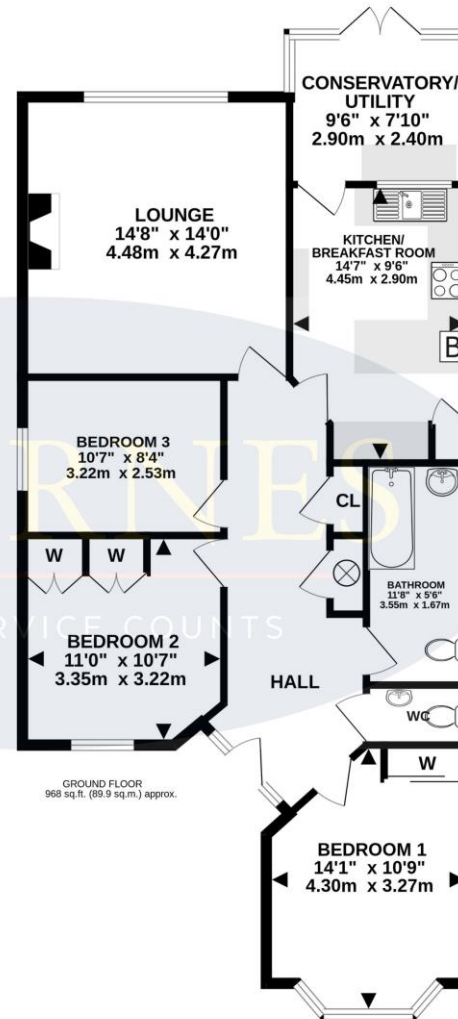


TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**GARAGE**  
 19'0" x 9'9"  
 5.80m x 2.97m

NOT LOCATED IN EXACT POSITION  
 185 sq.ft. (17.2 sq.m.) approx.



**LOUNGE**  
 14'8" x 14'0"  
 4.48m x 4.27m

**CONSERVATORY/  
 UTILITY**  
 9'6" x 7'10"  
 2.90m x 2.40m

**KITCHEN/  
 BREAKFAST ROOM**  
 14'7" x 9'6"  
 4.45m x 2.90m

**BEDROOM 3**  
 10'7" x 8'4"  
 3.22m x 2.53m

**BEDROOM 2**  
 11'0" x 10'7"  
 3.35m x 3.22m

**BATHROOM**  
 11'8" x 5'6"  
 3.55m x 1.67m

**BEDROOM 1**  
 14'1" x 10'9"  
 4.30m x 3.27m

GROUND FLOOR  
 968 sq.ft. (89.9 sq.m.) approx.

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