



**Eastwood Avenue, Ferndown
Dorset, BH22 9LQ**

FREEHOLD

GUIDE PRICE £375,000

“Occupying a southerly facing secluded plot measuring 0.21 of an acre”

This superbly positioned and rarely available three double bedroom detached bungalow with an 85ft private south facing rear garden, 70ft front garden, single garage and a driveway providing generous off-road parking. Sitting centrally on a secluded southerly facing plot measuring 0.21 of an acre.

The property has an enormous amount of scope and potential to be enlarged and enhanced, (subject to the necessary planning consents). The property now also comes to the market offered with no onward chain.

- **Three double bedroom detached bungalow, occupying a secluded southerly facing plot measuring 0.21 of an acre**
- **Entrance porch**
- **Spacious entrance hall**
- **Lounge** with French doors leading out to the conservatory
- **Conservatory** overlooking the southerly facing garden
- **Kitchen** overlooking the rear garden, wall-mounted gas-fired boiler and a door leading out to a side driveway
- **Bedroom one** is a 14ft double bedroom with a fitted wardrobe
- **Bedroom two** is also a double bedroom, with airing cupboard
- **Bedroom three** is again a double bedroom
- **Bathroom** with WC and panelled bath
- **Separate cloakroom** with WC
- The **rear garden** is a superb feature of the property as it measures approximately 85ft x 50ft, is fully enclosed, faces a southerly aspect and offers an excellent degree of seclusion. The garden itself is predominantly laid to lawn
- **Front garden** measuring approximately 70ft x 50ft
- Front driveway providing generous **off-road parking**
- The property is conveyed with a **23ft detached garage/workshop**
- **Further benefits** include a gas-fired heating system, double glazing and the property now comes to the market offered with **no onward chain**

Ferndown offer an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately ½ a mile away.

COUNCIL TAX BAND: D

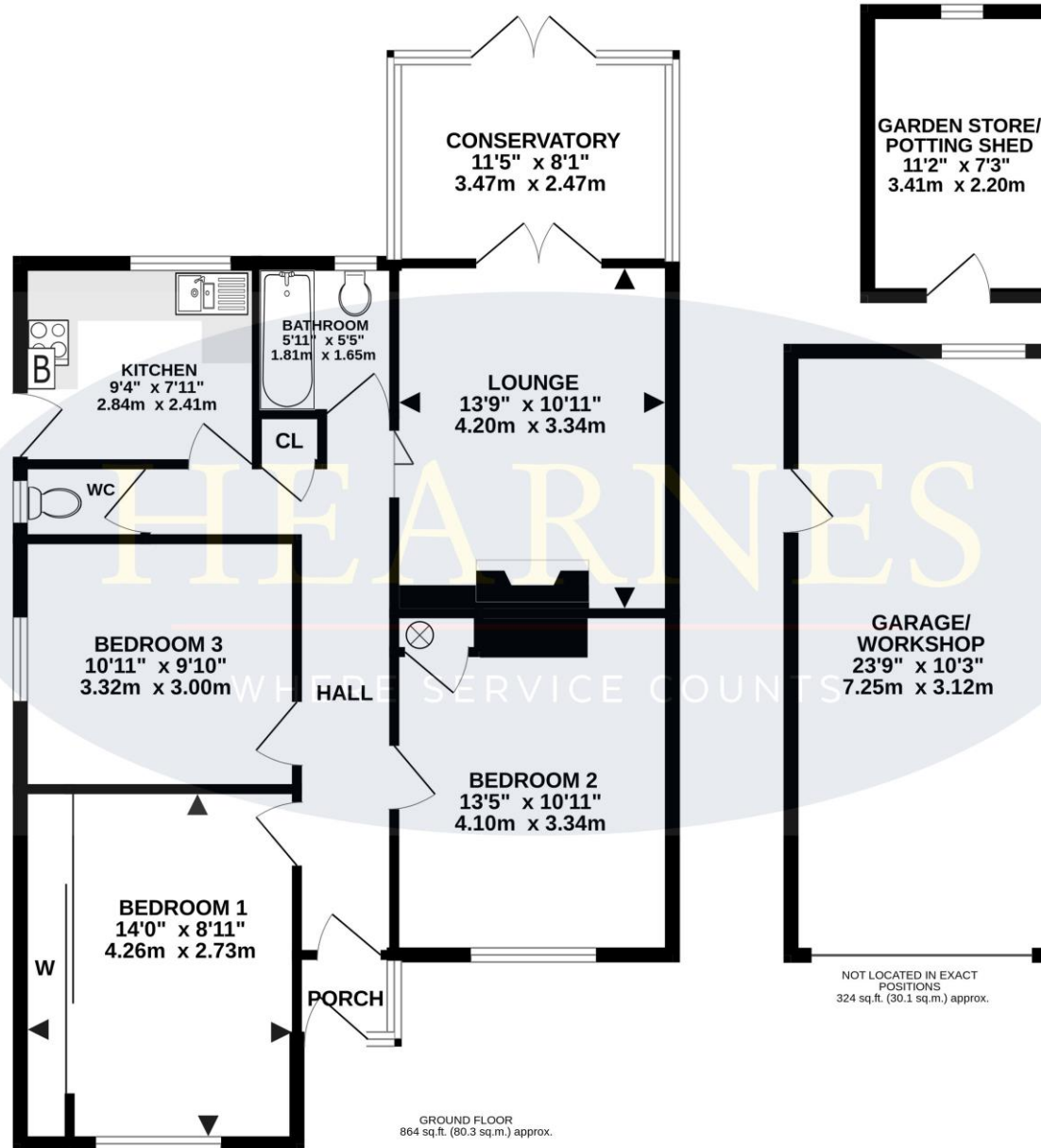
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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 : 1188 sq.ft. (110.4 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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