



HEARNES

WHERE SERVICE COUNTS

**Hilltop Road
Ferndown, Dorset BH22 9QS**

FREEHOLD PRICE

£350,000

This conveniently located and generous sized three double bedroom semi detached family home has a 40ft enclosed rear garden, single garage and driveway.

This light and spacious property is situated in a popular and convenient location within Ferndown and now comes to the market with no onward chain.

A three double bedroom semi detached family home with no chain.

- **Entrance porch**
- **22ft lounge/dining room**
- Good sized **kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine and dishwasher, space for fridge freezer, understairs cupboard, tiled floor and double-glazed door leading out into the rear garden

First floor

- **Bedroom one** is a double bedroom
- **Bedroom two** is also a double bedroom with airing cupboard
- **Bedroom three** is a double bedroom
- **Spacious family bathroom** finished in a white suite incorporating a panel bath with shower over, pedestal wash hand basin, WC, fully tiled walls

Outside

- The **rear garden** measures approximately 44ft in length, offers a good degree of seclusion, is fully enclosed
- The **garden** incorporates a paved and gravelled area. The remainder of the garden is laid to lawn
- There is a **small area of front garden**, a front driveway which in turn leads up to an integral single garage

Further benefits include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain.

Ferndown offers an 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: C

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.

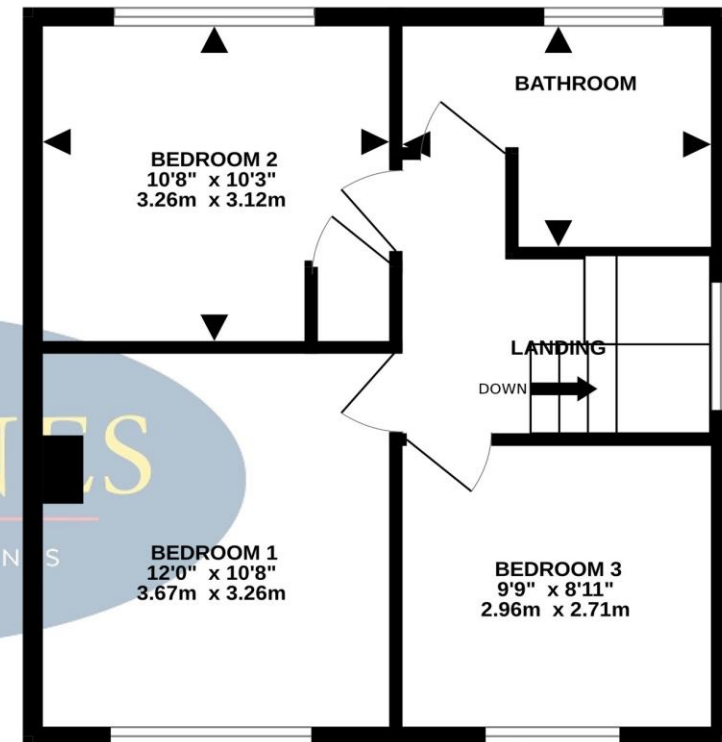
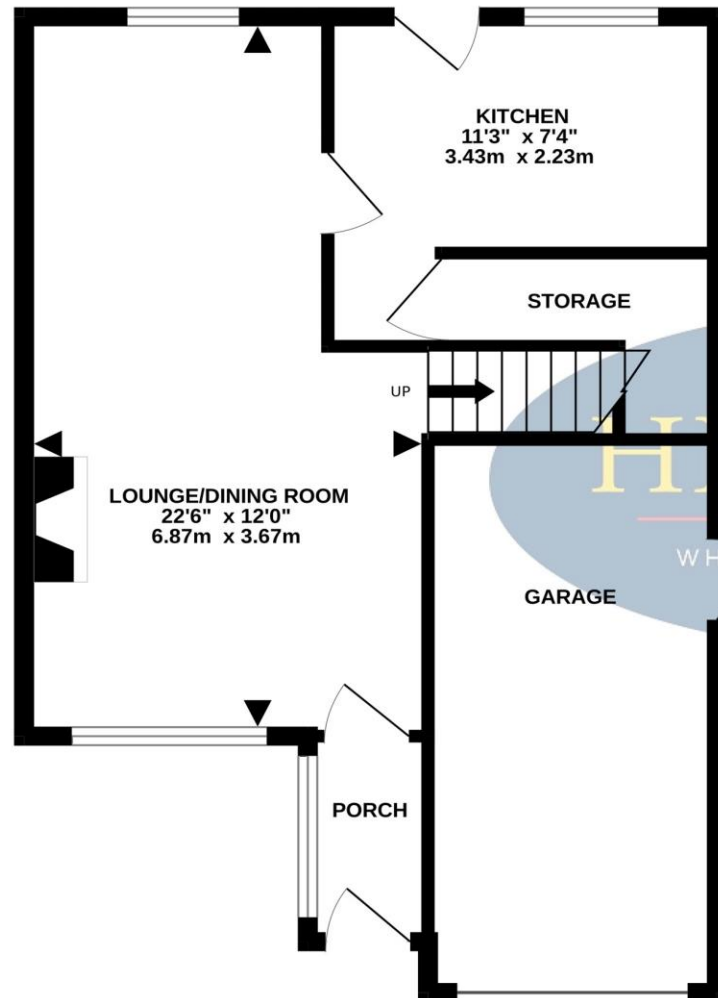
“A generous sized family home with a 40ft enclosed garden and no chain”



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



FIRST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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