



Cammel Road, West Parley
Dorset, BH22 8SB

FREEHOLD

GUIDE PRICE £400,000

“A detached family home with a west facing garden, offered with no chain”

This superbly positioned and generous sized three bedroom detached family home has a double glazed conservatory overlooking a west facing rear garden, with a single garage and driveway.

This family home has the added benefit of a ground floor cloakroom and now comes to the market offered with no onward chain. The property is conveniently located for amenities.

- **A three bedroom detached family home with a west facing garden and no chain**

Ground Floor:

- **Entrance porch**
- **Entrance hall**
- **Cloakroom** finished in a white suite
- **21ft Lounge/dining room** with a window to the front aspect and sliding patio doors leading out to a conservatory
- Double glazed **conservatory** with tiled floor and a door giving access out to the rear garden
- **Kitchen** incorporating work surfaces, base and wall units, recess for a cooker, fridge/freezer, recess and plumbing for a washing machine, window overlooking the rear garden and a door giving access

First Floor:

- **Bedroom one** is a good sized double bedroom
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, WC, wash hand basin with vanity storage beneath and partly tiled walls

Outside:

- **Rear garden** measuring approximately 45ft in length, faces a **westerly aspect** and is fully enclosed. The garden itself is predominantly laid to lawn and incorporates many mature plants and shrubs
- **Single garage** with a metal up and over door and a rear personal door
- Front driveway providing **off-road parking**
- **Further benefits** include double glazing, a gas-fired heating system and the property now comes to the market offered with **no onward chain**

There is a small selection of amenities on Glenmoor Road located approximately 700 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C



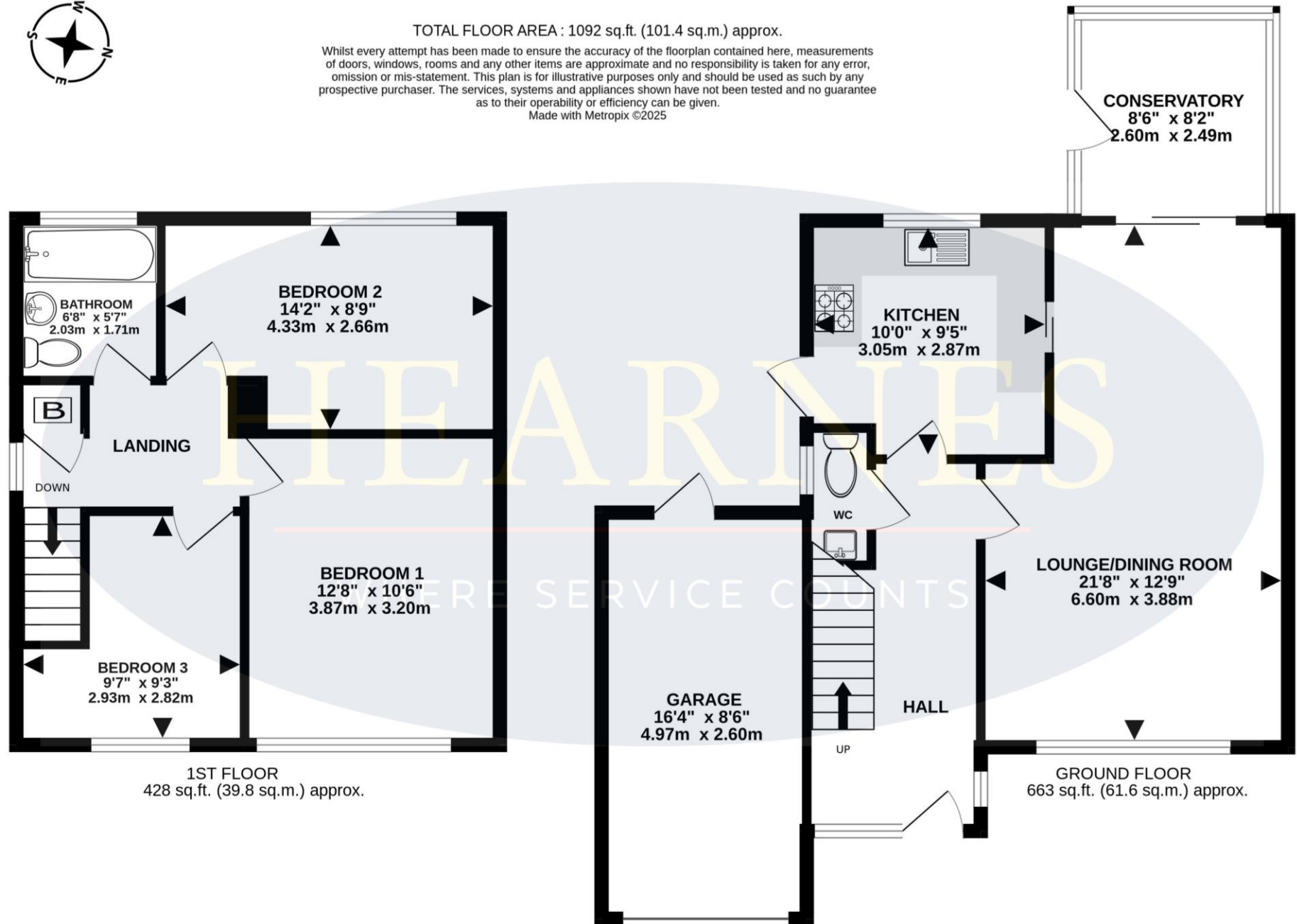
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TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

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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