



Sherwood Avenue,
Ferndown, Dorset, BH22 8JS

FREEHOLD PRICE

£475,000

“An immaculate family home with a south facing garden tucked away in a pleasant cul-de-sac”

An immaculate and well proportioned four bedroom, one bathroom, one shower room, two reception room detached family home with a private south facing rear garden, single garage and driveway. The property is tucked away in a pleasant cul-de-sac in a popular residential location close to amenities.

- **Four bedroom detached family home in a cul-de-sac location**
- **Entrance porch** leading through to a good sized **entrance hall**
- Ground floor **cloakroom/shower room**
- 21' **Lounge** with a fireplace and a view to the front aspect
- **Kitchen/breakfast room** overlooking the private south facing rear garden
- Separate **dining room** with double glazed patio doors leading out to the rear garden
- **First floor landing** with a useful airing cupboard
- **Four bedrooms**, two of which have fitted wardrobes
- **Family bathroom** finished in a white suite incorporating a corner bath, WC with concealed cistern and wash hand basin with vanity storage
- 35' x 30' Private south facing **rear garden** with a patio area adjacent to the property, a lawned area and well stocked shrub borders and flower beds
- **Driveway** providing generous off road parking
- Single garage with a metal up and over door
- **Further benefits** include double glazing, a gas fired central heating system and UPVC fascias and soffits

Ferndown town centre is located less than two miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. There are a small selection of amenities on Glenmoor Road less than half a mile away.

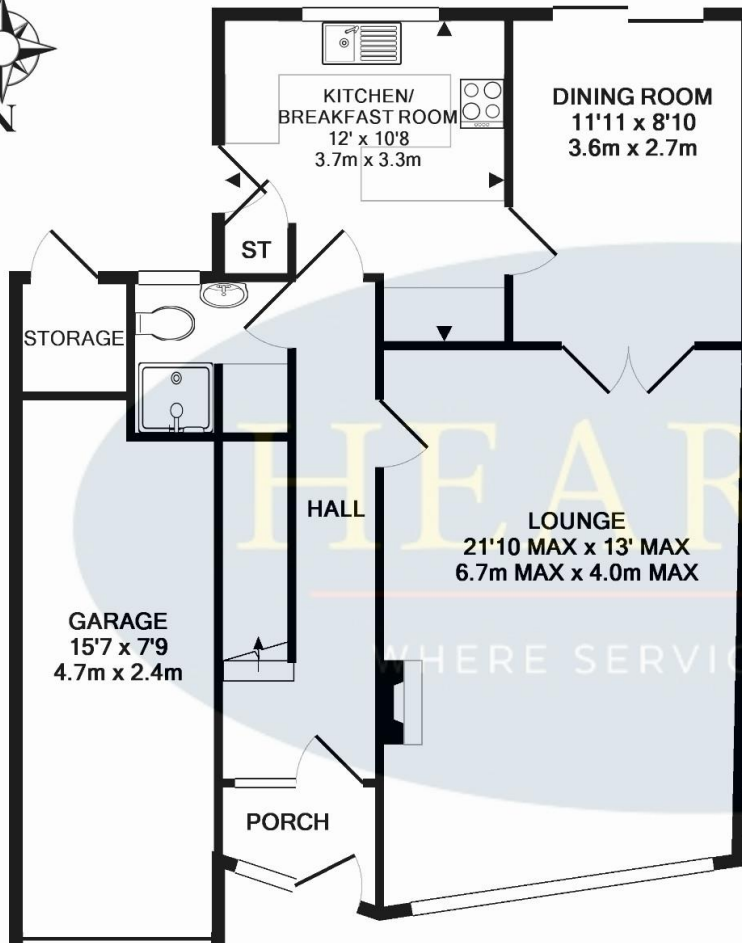
COUNCIL TAX BAND: E

EPC RATING: tbc

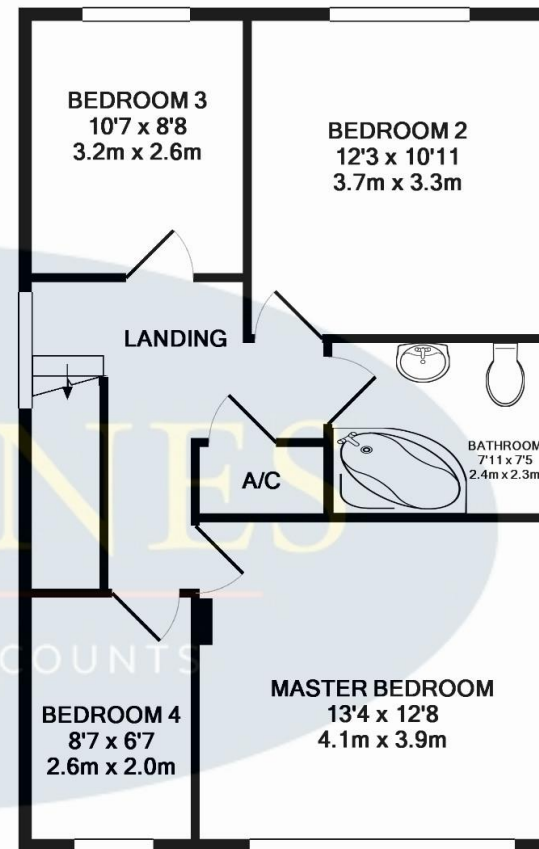
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Cul-de-sac location



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1434 SQ.FT. (133.2 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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