



**Brabourne Avenue**  
**Ferndown BH22 9EH**

# FREEHOLD PRICE

## £475,000

**“Located approximately 150 metres from Ferndown’s heathland with a south facing garden, and approximately 850 metres from the town centre”**

This conveniently located and generous sized four bedroom, one bathroom, one shower room, link-detached family home has a secluded south facing rear garden, single garage and driveway, whilst tucked away in a sought after cul-de-sac location and approximately 150 metres from acres of protected heathland and 850 metres from Ferndown’s town centre.

This generous sized family home also now comes to the market offered with no forward chain.

### Ground Floor:

- **Entrance hall**
- **Ground floor cloakroom**
- Generous sized **16ft lounge** with double glazed windows overlooking the front garden, double doors leading through into the kitchen/breakfast/dining room.
- **19ft Kitchen/breakfast/dining room**, incorporating ample roll top work surfaces with a good range of base and wall units, stainless sink unit with rinse hose, recess for range cooker with extractor hood above, recess for dishwasher, breakfast bar, ample space for dining table and chairs, tiled floor, double glazed French doors leading out into the rear garden, and opening leading through into the utility.
- **Utility** with wall mounted gas fired boiler, recess and plumbing for washing machine, place for American style fridge freezer, tiled floor and double glazed door leading out into the rear garden

### First floor:

- **Bedroom one** is a generous sized double bedroom benefitting from floor to ceiling wardrobes with sliding doors and additional fitted double wardrobe
- **Ensuite shower room** finished in a stylish white suite incorporating a corner shower cubicle, wash hand basin vanity storage underneath, fully tiled walls
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobe
- **Bedroom three** is a generous sized single bedroom
- **Bedroom four** is a single bedroom
- **Family bathroom** refitted in a stylish white suite incorporating a panelled bath with chrome raindrop showerhead and separate shower attachments, wash hand basin with vanity storage beneath, WC, fully tiled walls

### Outside:

- The **rear garden** is a superb feature of the property as it faces a southerly aspect and offers an excellent degree of seclusion and measures approximately 40ft in length
- Adjoining the rear of the property there is a **paved patio** with steps that lead up onto a **lawned area**. At the far end of the garden there is a **decked seating area** and a rear pedestrian access which in turn leads out onto a path which gives direct access onto **Ferndown’s heathland**.
- The **rear garden** is fully enclosed and is stocked with many attractive plants and shrubs.
- The **front driveway** provides generous off-road parking and turns up to a **single garage**. The **front garden** has been landscaped for easy maintenance.

Further benefits include double glazing, replacement UPVC fascias and soffits, gas fired heating system and now comes onto the market with no onward chain.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: E**

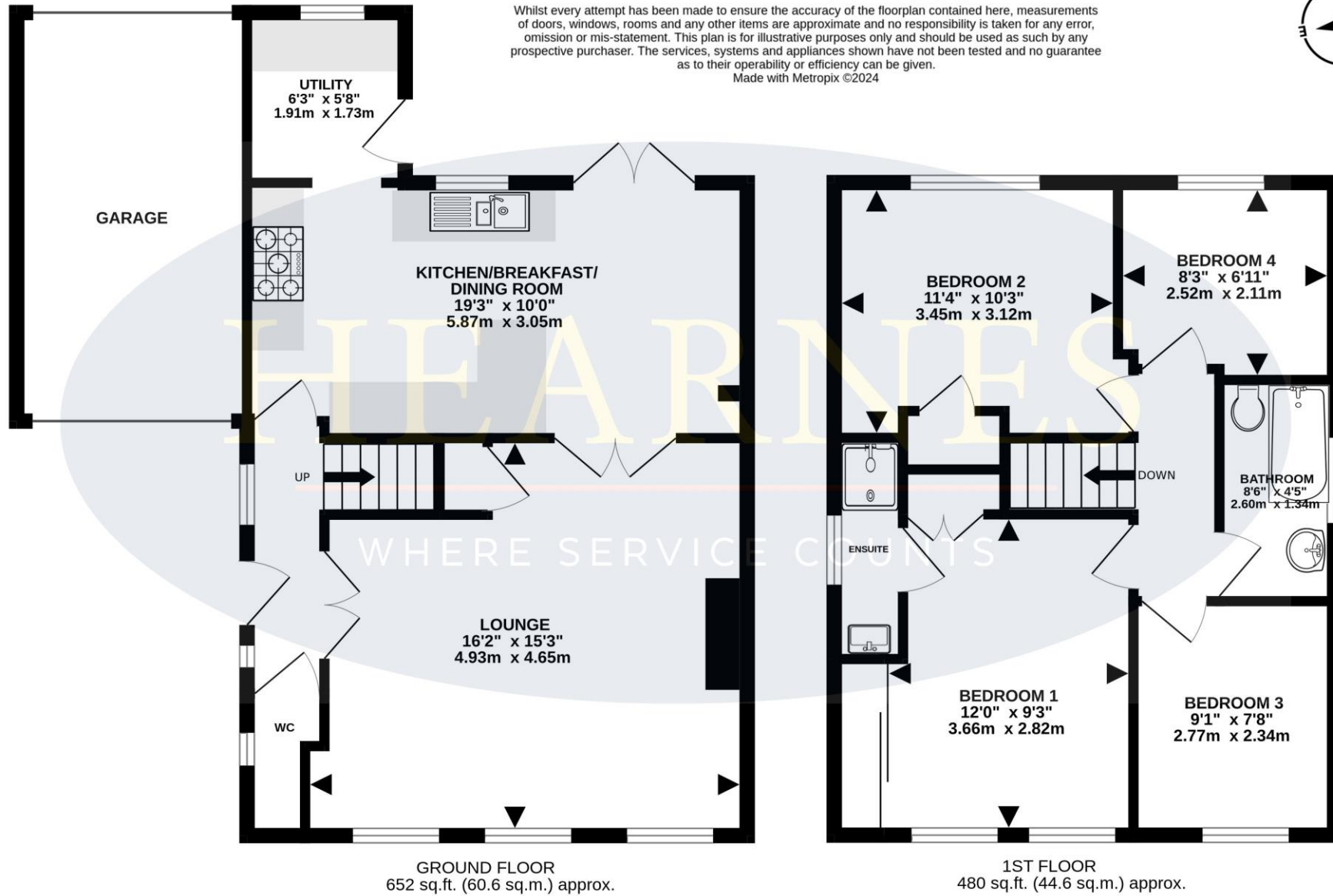
**EPC RATING: C**



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TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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