

Morden Avenue

Ferndown, BH22 8HS



HEARNES

WHERE SERVICE COUNTS



“A recently modernised and extended bungalow with a good sized, enclosed garden, approximately 300 metres from M&S Foodhall”

FREEHOLD GUIDE PRICE £550,000

This recently modernised and substantially enlarged three double bedroom, one bathroom, one shower room, detached bungalow has a secluded rear garden with detached outbuilding/home office/gym and driveway providing generous off road parking.

This conveniently located bungalow has recently undergone complete refurbishment which has been finished to a high standard whilst also being extended to create light and spacious accommodation with the principle rooms overlooking the secluded garden. The property now comes to market offered with no onward chain

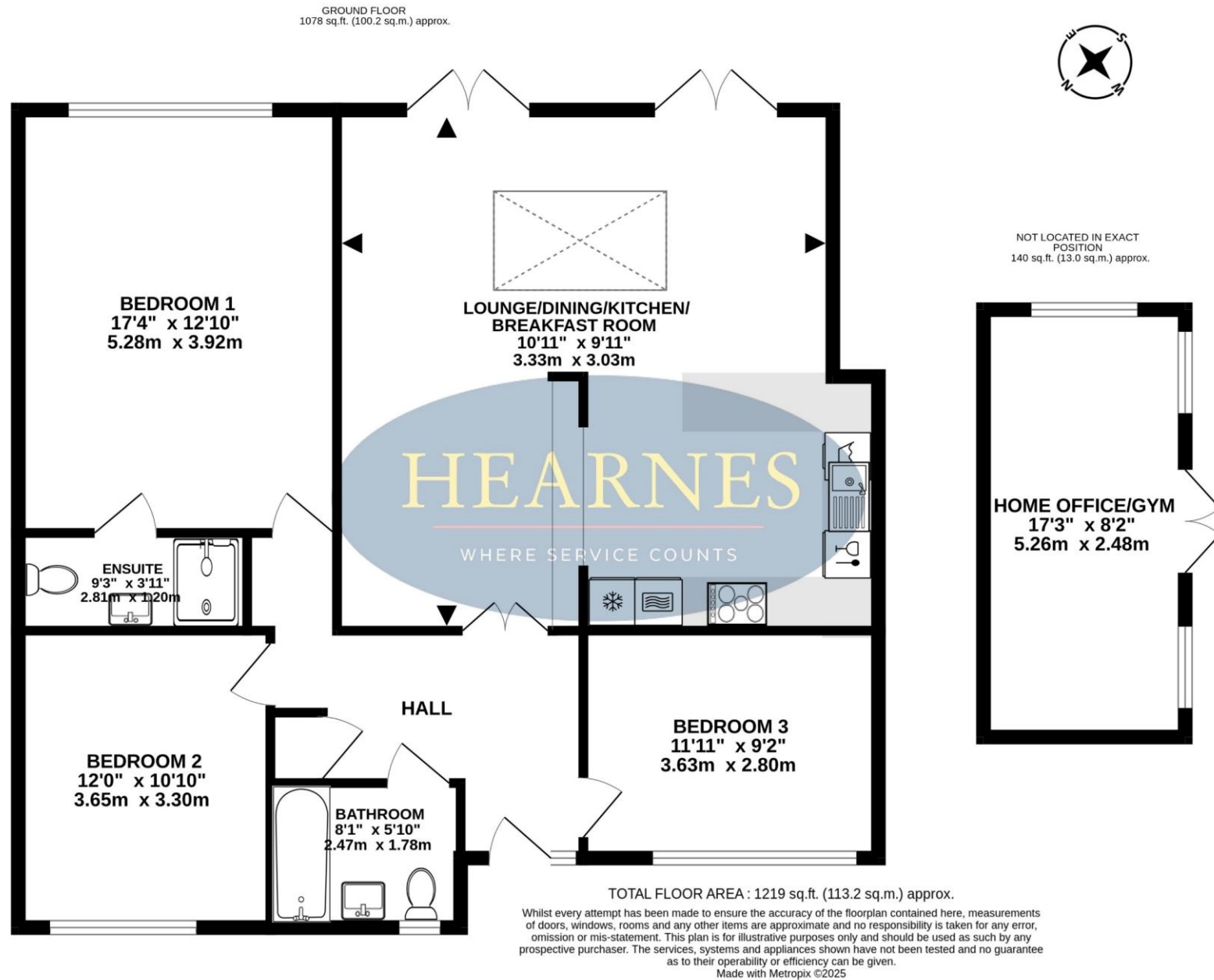
- **A beautifully finished and extended three double bedroom detached bungalow offered with no chain**
- Spacious **entrance hall** with cupboard housing a wall mounted gas fire boiler
- L Shaped **21' x 20' open plan lounge/dining room** which has a ceiling skylight flooding this fantastic space with lots of natural light, two sets of French doors lead out to the rear garden, whilst there is ample space for a dining table and chairs, and large sofas
- **Kitchen/breakfast area** which has been beautifully finished with extensive quartz worktops with inset Belfast sink and matching upstand, good range of base and wall units, an excellent range of high quality integrated appliance to include oven, grill, induction hob with extractor canopy above, Hotpoint dishwasher, fridge/freezer and washing machine. The quartz worktops continue round to form a breakfast bar. The kitchen/breakfast area is open plan with the lounge and dining areas
- **Bedroom one** is an impressive 17' double bedroom enjoying a view of the rear garden
- Spacious and beautifully finished **en-suite shower room** incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls, tiled floor
- **Two further generous sized double bedrooms**
- **Family bathroom** finished in a stylish white suite incorporating a panel bath with chrome raindrop shower head over, mixer taps and separate shower attachment, wall mounted wash hand basin with vanity storage beneath, WC partly tiled walls, tiled floor

COUNCIL TAX BAND: D

EPC RATING: C







AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

The rear garden measures approximately 50' x 45', is fully enclosed and offers a good degree of seclusion. Adjacent to the rear of the property there is an large Indian Sandstone paved patio with a path leading down to a detached summer house. The summer house would an ideal home office or gym as it has double glazed windows, French doors leading out onto the garden, light, power and heating.

A front and side gravel driveway provides generous off road parking

Further benefits include newly installed double glazing, replacement upvc fascia's and soffits, a gas fired heating system and the property now comes to the market offered with no forward chain.

Ferndown offers and excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately half a mile away



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