



FOR SALE
HEARNES
01202 890890



Leeson Drive
Ferndown, Dorset, BH22 9QQ

FREEHOLD GUIDE PRICE

£350,000

“A conveniently located bungalow with a secluded west facing garden and no chain”

This generous sized and well presented two double bedroom detached bungalow has a secluded west facing rear garden, single garage and driveway.

The property enjoys a popular and convenient location within Ferndown and now comes to the market with no onward chain.

- **A two double bedroom detached bungalow with a secluded, west facing rear garden and no chain**
- **11ft x 9ft L-shaped entrance hall** with cupboard housing wall mounted gas fired boiler
- **17ft Lounge/dining room** enjoying a view over the front garden
- **Kitchen** incorporating roll top work surfaces, base and wall units, integrated Neff oven, Bosch hob with extractor hood above, recess for fridge, recess and plumbing for washing machine, double glazed window overlooking the rear garden and double glazed door giving access
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes and cupboards above
- **Bedroom two** is also a double bedroom
- **Shower room** finished in a white suite incorporating a good size corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring
- **The rear garden** measures approximately 50ft x 35ft, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio**. The remainder of the garden is predominantly laid to lawn which continues down one side of the bungalow. Also within the garden there is a **timber shed** and a **gravelled seating area** with trellis over
- **A front driveway** provides generous off road parking and in turn leads up to a single garage
- **Single garage** has a remote control metal up and over door, light and power and a side personal door
- **Further benefits include;** double glazing and a gas fired heating system. The property also 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: C

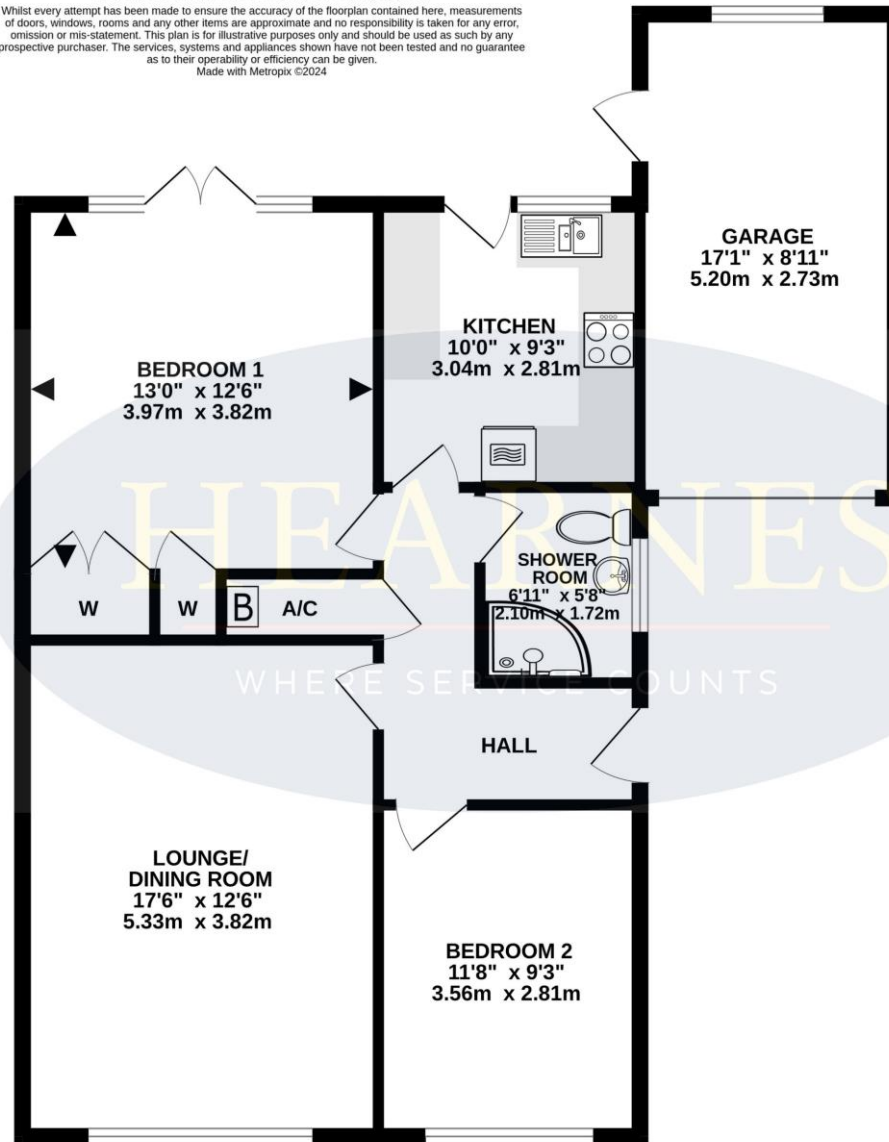
EPC RATING: D

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.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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