



25



Linden Road, West Parley
Dorset, BH22 8RR

FREEHOLD PRICE

£425,000

“A light and spacious bungalow with a secluded garden”

This generous sized and superbly positioned two bedroom, two reception room detached bungalow has a double glazed conservatory overlooking a secluded rear garden with a 23ft car port and driveway providing generous off road parking.

This attractive bungalow offers light, spacious and versatile accommodation. The former garage has been converted to create an additional bedroom or reception room. The property is situated in a sought after location within West Parley and is located conveniently for the local amenities.

- **A two bedroom detached bungalow with secluded rear garden**
- **Spacious entrance hall** with airing cupboard and coat cupboard
- **16ft Dual aspect lounge** with Portuguese limestone fireplace creating an attractive focal point of the room
- **Dining area** with ample space for dining table and chairs, double glazed window overlooking the front garden
- **Kitchen** incorporating roll top worksurfaces, base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, cupboard housing a wall mounted gas fired boiler, tiled floor with double glazed window to the side aspect and double glazed door leading out to the side path
- **Shower room/bathroom** finished in a white suite incorporating panelled bath with shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled floors
- **Bedroom three** is a generous size double bedroom with wardrobes
- **Bedroom two** is also a large double bedroom benefitting from fitted wardrobe, three double cupboards with shelving and filing cabinet, door leading through to the (former garage) reception room/bedroom
- **(Former garage) bedroom/reception room** is currently used as a reception room (could also be used as a double bedroom), tiled floor and sliding patio doors leading through to the conservatory
- **Conservatory** is fully double glazed and enjoys a pleasant outlook over the secluded rear garden
- **The rear garden** is a superb feature of the property as it is fully enclosed 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. Also within the garden there is a **summer house** with an adjoining patio. The garden is stocked with many attractive mature plants and shrubs
- **A front driveway** provides generous off road parking and in turn leads up to a car port
- **Further benefits include;** double glazing and a gas fired heating system

There is a small selection of amenities at West Parley approximately half a mile away. 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: D

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.

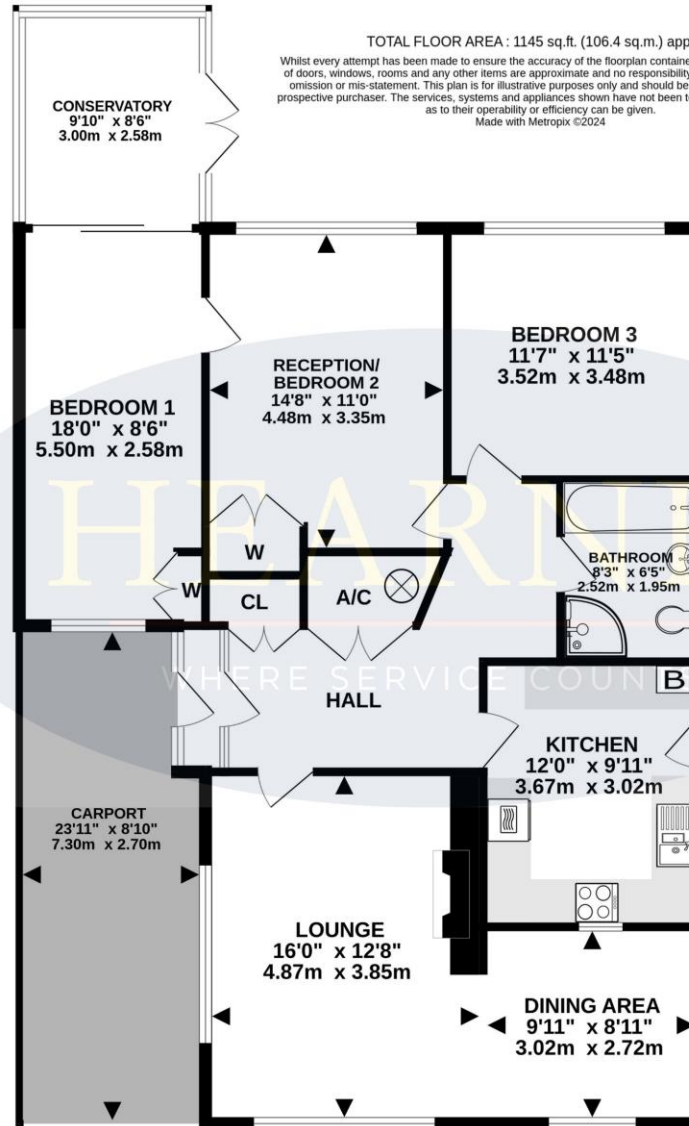




TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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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