



Glenmoor Road, West Parley
Dorset, BH22 8QD

FREEHOLD PRICE

£495,000

“A conveniently located bungalow with a 65ft secluded south facing garden and no chain”

This generous sized and conveniently located three bedroom, two reception room detached bungalow has a 65ft secluded south facing rear garden, single garage and driveway. This light and spacious bungalow has a tremendous amount of scope and potential to be enlarged and enhanced (STPP). The property also comes to the market offered with no onward chain.

- **Three bedroom detached bungalow with a secluded 65ft south facing rear garden and no chain**
- **Entrance hall**
- **Cloakroom** with wc and pedestal wash hand basin
- Generous sized **lounge** with sliding patio doors leading out to the private south facing rear garden
- Good sized **dining room** also with sliding patio doors giving access out to the rear garden
- **Kitchen** incorporating work surfaces, base and wall units, recess for a cooker with extractor canopy above, recess and plumbing for a dishwasher and washing machine, recess for fridge and a window overlooking the front garden and a double glazed door leading out to the garden room
- **Side hall/utility** with space for a fridge/freezer, sliding patio doors leading out to the front garden, further patio door leading out to the rear garden and an internal door leading through into the garage
- **Inner hallway** with a large walk-in cupboard housing a wall-mounted gas-fired Worcester boiler and a further additional storage cupboard
- **Bedroom one** is a generous sized double bedroom with fitted wardrobe and a window and door giving access out to the rear garden
- **Bedroom two** is also a double bedroom with fitted wardrobe and a window overlooking the rear garden
- **Bedroom three** is a generous sized single bedroom with a window overlooking the front garden
- **Shower room** incorporating a corner shower cubicle, pedestal wash hand basin, wc and fully tiled walls
- **Rear garden** which is a superb feature of the property as it faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 65ft x 55ft. Adjoining the rear of the property there is a partly covered paved patio with sun canopy. The remainder of the garden is predominantly laid to lawn. The garden is stocked with many mature plants and shrubs and is fully enclosed mature hedge and fencing
- **Single garage** with a remote control up and over door, light, power, a rear double glazed personal door and internal door leading through to the garden
- A front driveway provides **off-road parking**
- Area of **front garden**
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system with replacement boiler and the property now comes to the market offered with no onward chain

There is a small selection of amenities approximately 250 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: E

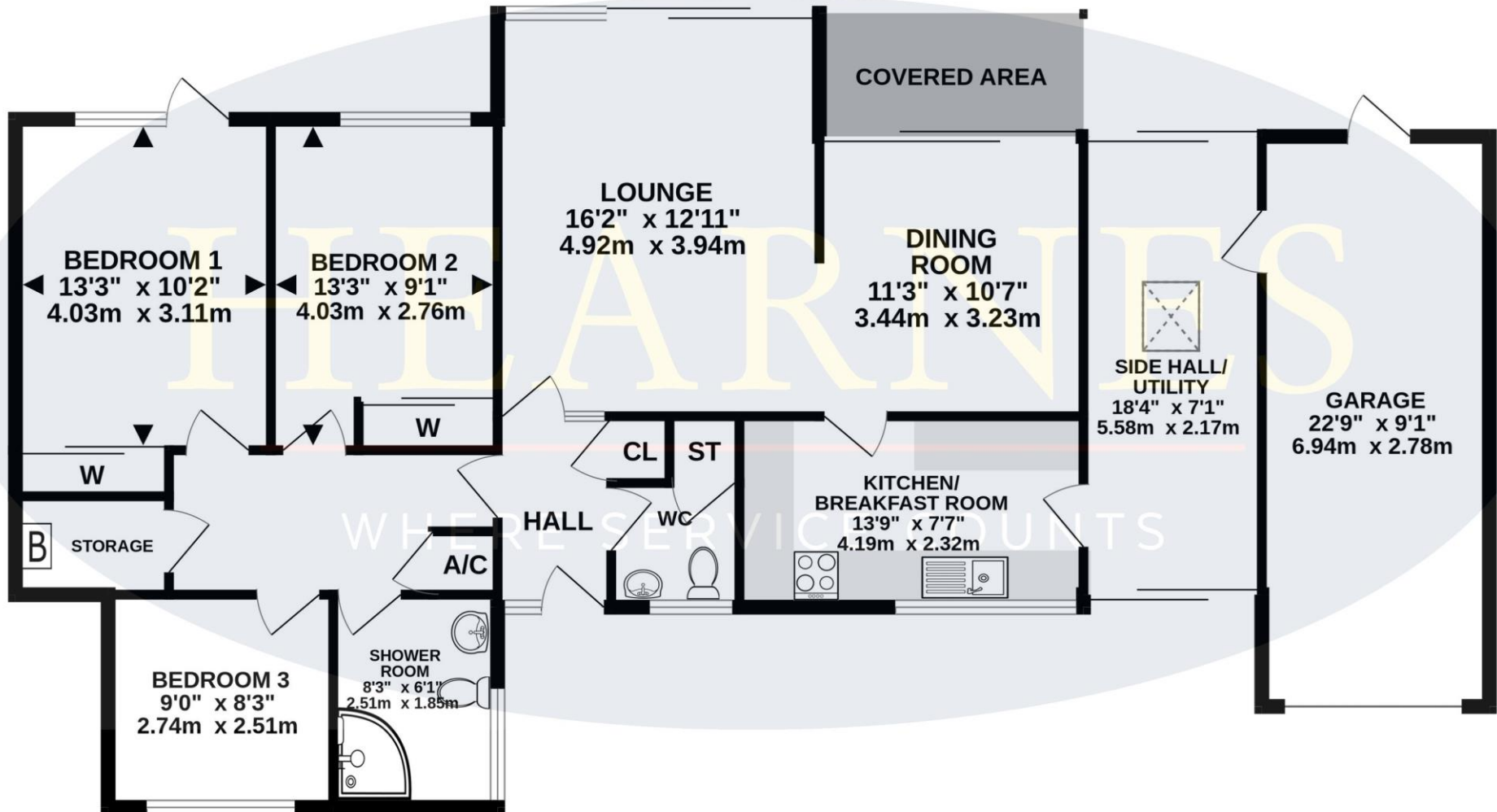
EPC RATING: D

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.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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