



**Heath Farm Way
Ferndown BH22 8JR**

FREEHOLD PRICE

£475,000

“Detached family home situated at the head of a quiet cul de sac amongst extremely popular school catchments with potential to modernise and no forward chain”

This detached family home is situated in a prime location only 800 yards away from a local parade of shops, Tesco Express, regular bus routes and access to Ferndown town centre and M&S food store making it ideal for families. The property is in good decorative order but will appeal to those wanting to modernise to their own taste.

The accommodation comprises four first floor bedrooms served by a family bathroom with refitted modern suite, a dated but functional kitchen/breakfast room, separate dining room and living room.

Other benefits include large ground floor cloakroom, gas central heating, double glazing, spacious entrance hall and an integral single garage. Offered with no onward chain.

Ground floor

- **Entrance Hall** has wood laminate flooring
- **Cloakroom** with WC
- **Dining room** double glazed window to front aspect, double doors to the living room
- **Living room** double glazed window and patio door giving access to and overlooking the rear garden, central gas fire, double doors to the dining room
- **Kitchen/breakfast room** comprising range of base and wall mounted units with adjoining worktop surface, dual drainer sink with double glazed window above overlooking the rear garden, space, power and plumbing for washing machine and fridge/freezer and gas cooker, cupboard housing wall mounted boiler, space for table and chairs, double glazed single door to rear garden

First floor landing

- **Bedroom one** double glazed window to rear aspect, built in double wardrobes
- **Bedroom two** double glazed window to rear aspect
- **Bedroom three** to front aspect
- **Bedroom four** to front aspect
- **Bathroom** modern matching suite comprising P shaped bath with glazed shower screen and wall mounted shower, contrasting tiled walls, pedestal wash hand basin, low level WC, double glazed opaque window, door to cupboard housing hot water tank.

Outside

- **Driveway parking** to the integral single garage with section of lawned garden, secure gated access to the rear garden and storm porch to the front door.
- **The rear garden** has been well maintained with a particularly private outlook, section of lawn with shrub and flower borders, vegetable garden and greenhouse, timber shed and side section of lawn all enclosed by timber fencing and concrete posts.

COUNCIL TAX BAND: E

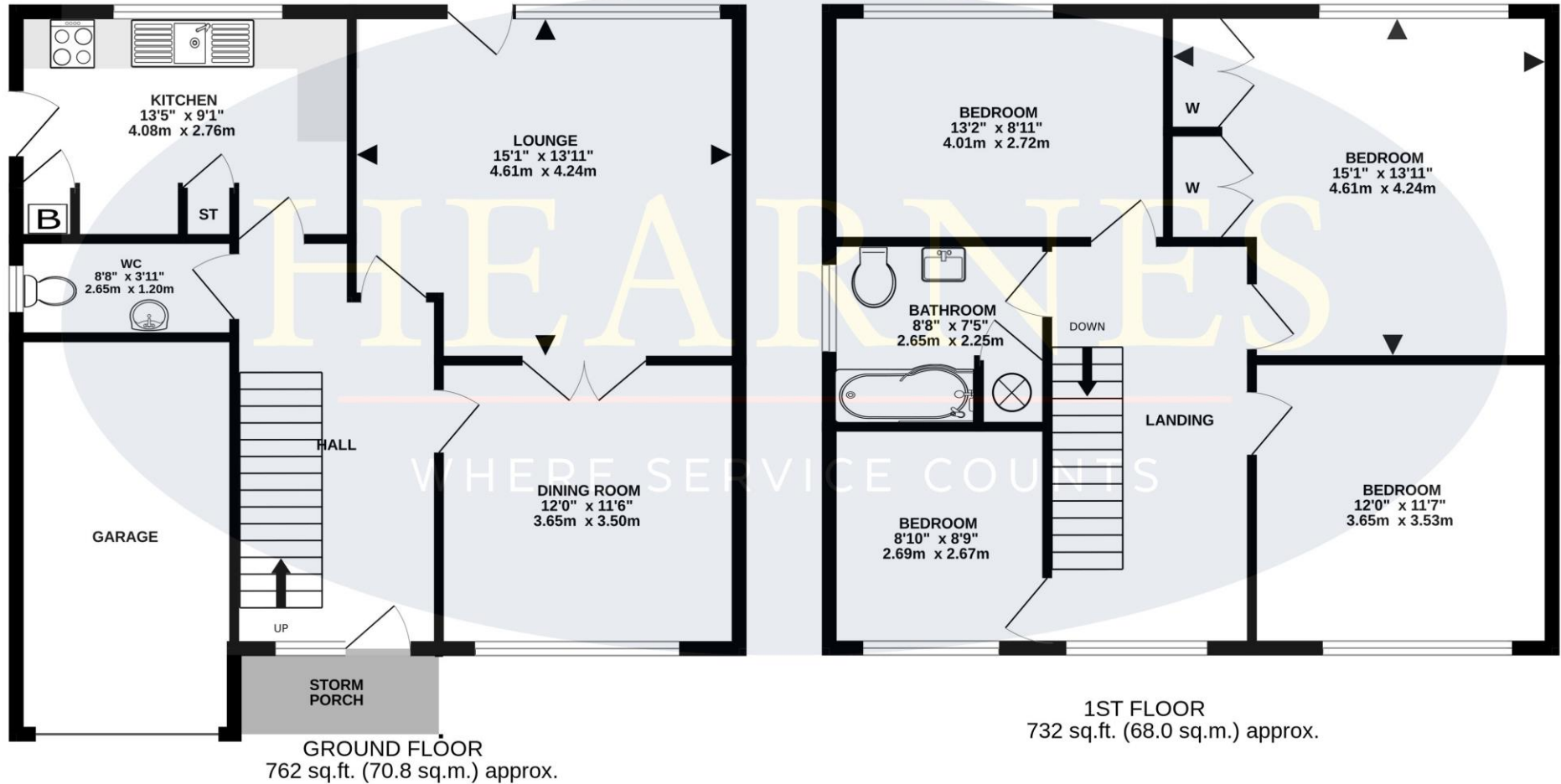
EPC RATING: D



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TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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