



FOR SALE
HEARNES
01202 890890



Westwood Avenue
Ferndown, Dorset BH22 9HN

FREEHOLD

GUIDE PRICE £375,000

This well maintained and superbly positioned two double bedroom detached bungalow has a southerly facing and secluded rear garden, detached single garage and driveway providing generous off road parking.

This light and spacious bungalow has been owned by the current owners for circa 69 years, over which time the property has been well maintained. There is an enormous amount of scope and potential for the property to be enlarged (subject to the necessary planning consents) and the property now comes to the market offered with no onward chain.

- **A two double bedroom detached bungalow located approximately 550 metres from Ferndown town centre**
- **Entrance porch**
- **Good sized entrance hall**
- **Cloakroom** with WC
- **Bathroom** with panelled bath with shower over, pedestal wash hand basin, fully tiled walls
- **Kitchen/breakfast room** incorporating rolltop work surfaces, base and wall units, recess for fridge and freezer, recess for cooker, recess and plumbing for washing machine, space for breakfast table and chairs, double glazed door leading out onto a side path and double glazed window overlooking the rear garden
- **16' Lounge/dining room** enjoying a dual aspect with an original tiled fireplace and sliding patio doors leading out into a conservatory
- The **conservatory** is fully double glazed, has a tiled floor and enjoys a pleasant outlook over the secluded south facing rear garden with direct access
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- **Bedroom two** is also a double bedroom
- The **rear garden** is a superb feature of the property as it measures approximately 50' x 40', faces a southerly aspect and offers an excellent degree of seclusion. The garden incorporates lawned areas which are bordered by well stocked flower beds, timber storage shed. There is an area of side garden also laid to lawn which leads down to a side gate. On the opposite side of the property there is a block paved patio area and a detached single garage
- A front block paved **driveway** provides generous off road parking
- Detached single **garage** has a metal up and over door, light and power and a rear personal door
- **Further benefits** include double glazing, UPVC fascias and soffits and electric heating. The property also now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping and leisure and recreational facilities.

COUNCIL TAX BAND: D

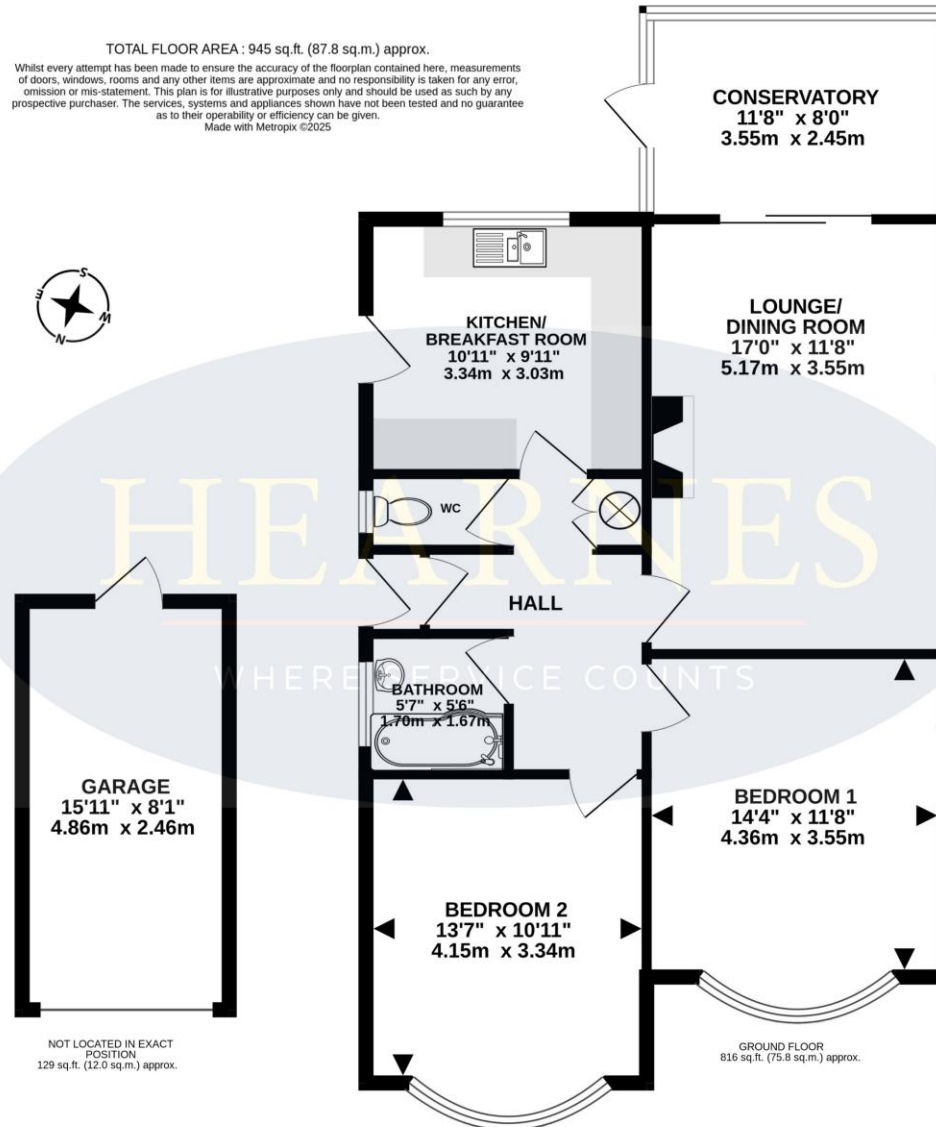
EPC RATING: E

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“Conveniently located approximately 550 metres from the town centre with a south facing private garden and no chain”



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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