



Pickard Road
Ferndown, Dorset BH22 8AX

FREEHOLD PRICE

£415,000

“A detached bungalow with a 70ft private, south facing rear garden situated in a quiet and convenient location”

This well presented and conveniently located three double bedroom detached bungalow has a 70ft private, south facing rear garden, detached single garage and driveway providing generous off road parking.

The property is nestled away in a peaceful yet convenient location situated within ¼ of a mile of local shops, Sainsbury's and within a mile from the town centre.

- **Three double bedroom detached bungalow with a 70ft private, south facing rear garden**
- 20ft **Spacious entrance hall** with coat/airing cupboard housing a wall mounted gas fired replacement Vaillant boiler
- 17ft **Dual aspect lounge/dining room** with feature fireplace and wooden surround, space for dining table and chairs and French doors leading out into the private, south facing rear garden
- **Kitchen** incorporating roll top work surfaces, base and wall units, recess for tall fridge and freezer, recess and plumbing for washing machine, space for cooker, window overlooking the rear garden and double glazed door leading out onto a side path
- **Three double bedrooms**
- **Bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin
- **Separate cloakroom** with WC
- The **rear garden** is without doubt a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 70ft x 40ft
- Adjoining the rear of the property there is a **paved patio area**. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds
- A side gate opens onto the **side driveway**
- The **front garden** has been landscaped for ease of maintenance and is stocked with attractive plants and shrubs
- A **side driveway** provides generous off road parking for several vehicles and in turn leads up to a detached single garage
- **Detached single garage** measures approximately 17ft in length, has a metal up-and-over door and a rear personal door
- **Further benefits include** double glazing, replacement UPVC fascias and soffits and a gas fired heating system with replacement Vaillant boiler

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

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.

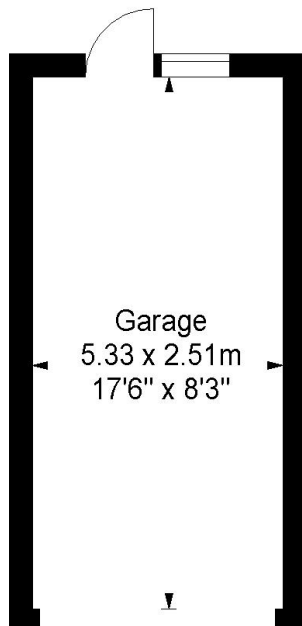
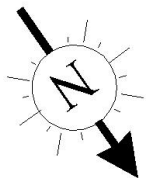


Pickard Road,
Ferndown, BH22 8AX
Approx. Gross Internal Area *

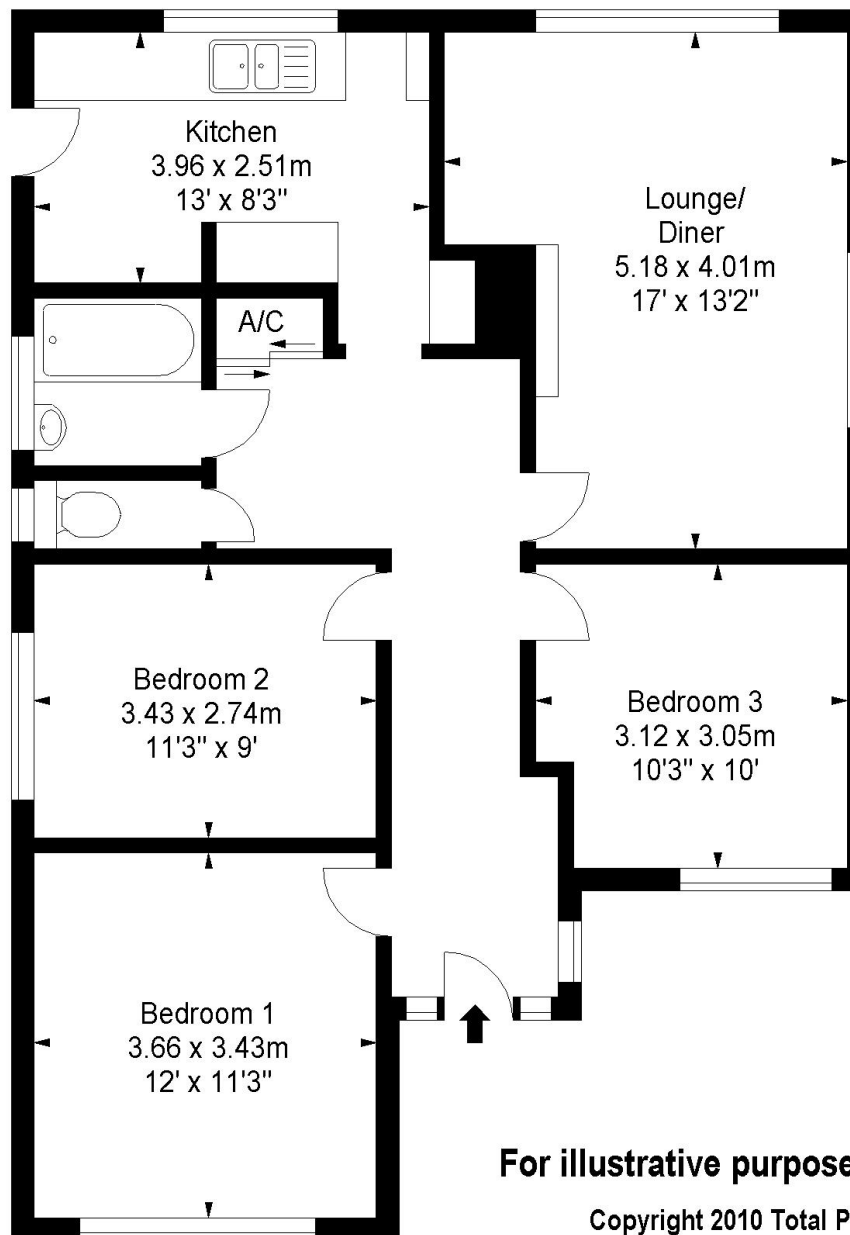
890 Ft² - 82.68 M²

Garage

144 Ft² - 13.38 M²



Garage
5.33 x 2.51m
17'6" x 8'3"



Kitchen
3.96 x 2.51m
13' x 8'3"

Lounge/
Diner
5.18 x 4.01m
17' x 13'2"

Bedroom 2
3.43 x 2.74m
11'3" x 9'

Bedroom 3
3.12 x 3.05m
10'3" x 10'

Bedroom 1
3.66 x 3.43m
12' x 11'3"

For illustrative purposes only. Not to scale

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