

# Christchurch Road, West Parley, Dorset, BH22 8SP





# ***“A conveniently located and modernised bungalow with a 55’ garden and no chain”***

**FREEHOLD GUIDE PRICE £500,000**

This modernised and conveniently located three double bedroom, two reception room detached bungalow has a 55’ secluded south facing rear garden with a double garage and driveway providing generous off road parking, whilst situated in the heart of West Parley.

The property has undergone a number of recent improvements and now comes to the market offered with no onward chain

- **Three double bedroom detached bungalow with a private south facing garden and no chain**
- 22’ x 13’ Spacious **entrance hall**
- **Cloakroom** finished in a white suite incorporating a WC, wash hand basin with vanity storage beneath, partly tiled walls
- Modern **kitchen** incorporating ample wood effect worktops with a good range of base and wall units, integrated oven, microwave, hob and extractor, recess for fridge freezer, recess and plumbing for washing machine, integrated Bosch dishwasher, attractive tiled splashbacks, door leading through into the dining room, double glazed door leading out into an inner lobby
- **Inner lobby** with a stable door leading out onto a side path and in internal door leading through into the double garage
- Light and spacious **lounge** with a bay window overlooking the private south facing garden and a double glazed door leading out onto a patio area. An attractive focal point of the room is an exposed brick fireplace with an inset living flame coal effect gas fire, archway through to the dining room
- **Dining room** has a double glazed window overlooking the rear garden, door leading through into the kitchen
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted double wardrobe enjoying a view overlooking the rear garden
- **Bedrooms two and three** are both double bedrooms enjoying a view of the front garden
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower hose and shower over, WC, pedestal wash hand basin, fully tiled walls and flooring

**COUNCIL TAX BAND: E**

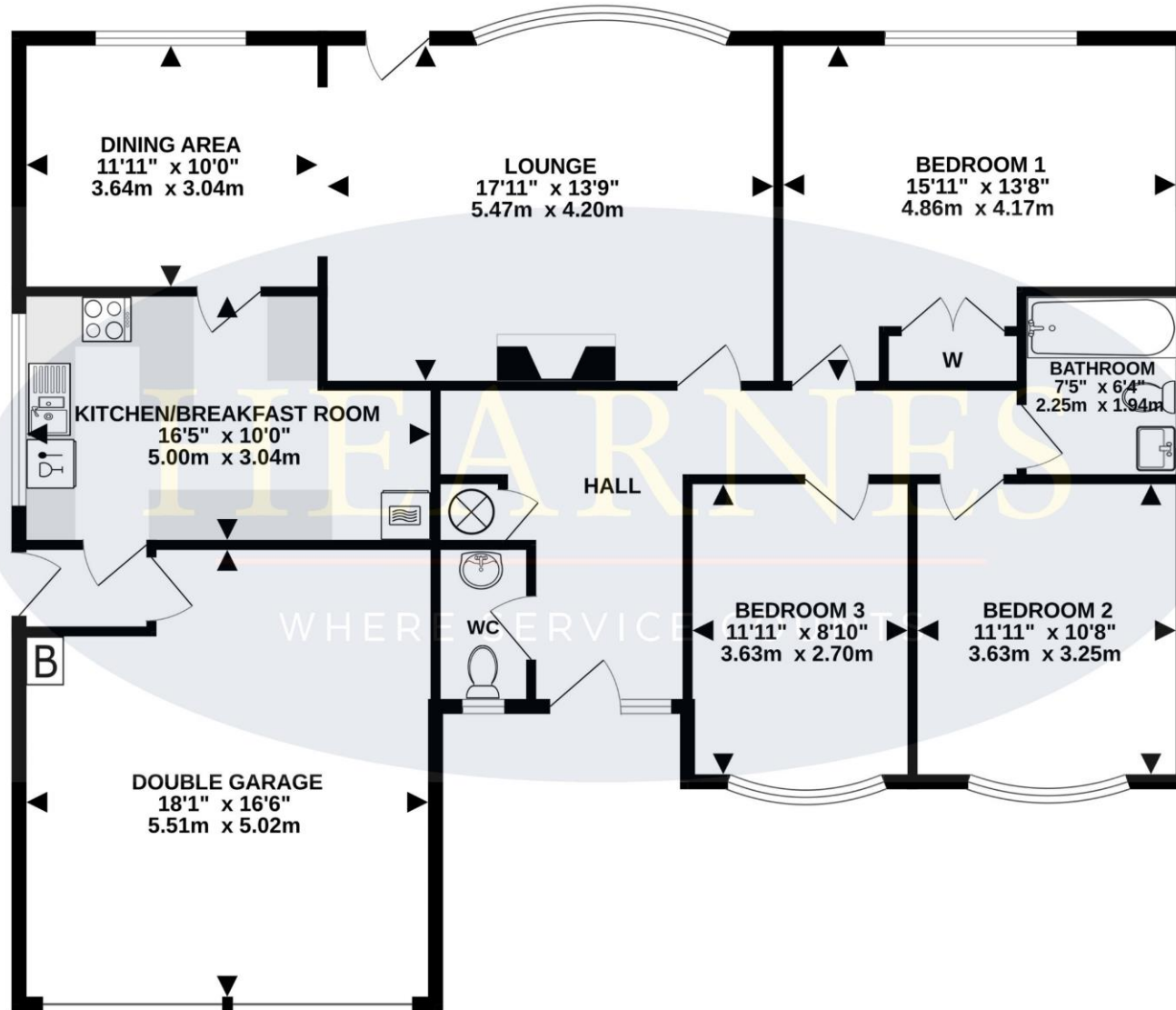
**EPC RATING: D**





TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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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AGENTS NOTE: 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.





## Outside

- The **rear garden** measures approximately 55' x 35', faces a southerly aspect, offers an excellent degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a block paved patio area. The remainder of the garden is predominantly laid to lawn
- A wooden five bar gate opens out onto a front **driveway** which provides generous off road parking. The front garden has been landscaped for ease of maintenance
- **Double garage** with two metal up and over doors, light and power and an internal door leading through into the inner lobby
- **Further benefits** include double glazing, recently replaced UPVC fascias and soffits, a gas fired heating system and the property also comes to the market offered with no onward chain

There is a small selection of amenities within West Parley approximately 200 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately less than 2 miles away.



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