



**Mayfield Way
Ferndown, BH22 9HP**

FREEHOLD PRICE

£395,000

“Traditional detached bungalow with excellent scope for modernisation, only ½ mile from Ferndown, offered with no forward chain”

This attractive traditional 1950's detached bungalow occupies a well proportioned plot providing an excellent opportunity to modernise or extend (subject to planning permission) in one of Ferndown's most sought after areas, close to the town centre and recreation parks.

The accommodation comprises two double bedrooms, bathroom, WC, and kitchen all requiring updating, a spacious lounge/dining room and double glazed conservatory.

Other benefits include modern gas boiler and radiators, double glazing, spacious entrance hall with original wood block parquet flooring, electric remote control cover over the roof of the conservatory, driveway with parking for several vehicles leading to a detached garage and wonderful southerly aspect mature garden.

- Offset feature arched wooden glazed front door leading to convenient entrance lobby
- **Entrance lobby** with tiled flooring and inner door to
- **Entrance hall** with doors to all rooms, hatch to loft, boarded with light and pulldown ladder
- Original **kitchen** comprising good range of base and wall mounted units, requiring modernisation, with window to the rear aspect, serving hatch to the lounge, wall mounted modern replacement Worcester gas boiler, and door giving access to the side driveway
- **Lounge/dining room** is a bright and spacious dual aspect room with window to the side and sliding patio doors to the conservatory, central chimney breast with wooden mantle and tiled hearth
- **Conservatory** is a triple aspect garden room with double glazed windows, a single door and glazed sloping roof overlooking the rear garden, with internal power, radiator and tiled floor
- **Bedroom one** is a dual aspect with bow window to the front with three radiators below and a leaded picture window to the side aspect, range of built in wardrobes with mirror fronted sliding doors
- **Bedroom two** is a dual aspect room with window to the front and two leaded picture windows to the side
- **Bathroom** with original suite comprising panel bath, WC, wash hand basin, part tiled walls and window to the side
- **Cloakroom** with WC, wash hand basin, part tiled walls, window to the side

Outside

- **Front driveway** continuing to one side of the property leading to a detached garage and side access to the property, further pathway to the main front door which is offset to the front of the bungalow with a section of mature garden enclosed by a dwarf brick wall, well maintained hedging to both sides
- **Detached garage** with twin wooden doors, side window, door to the rear
- **Rear garden** 100' x 42' a particular feature of the property providing a secluded and private southerly aspect with patio and pathway to the rear level lawn with a variety of mature trees and hedging, timber shed and fish pond enclosed entirely by mature, well-tended hedging and conifers

COUNCIL TAX BAND: D

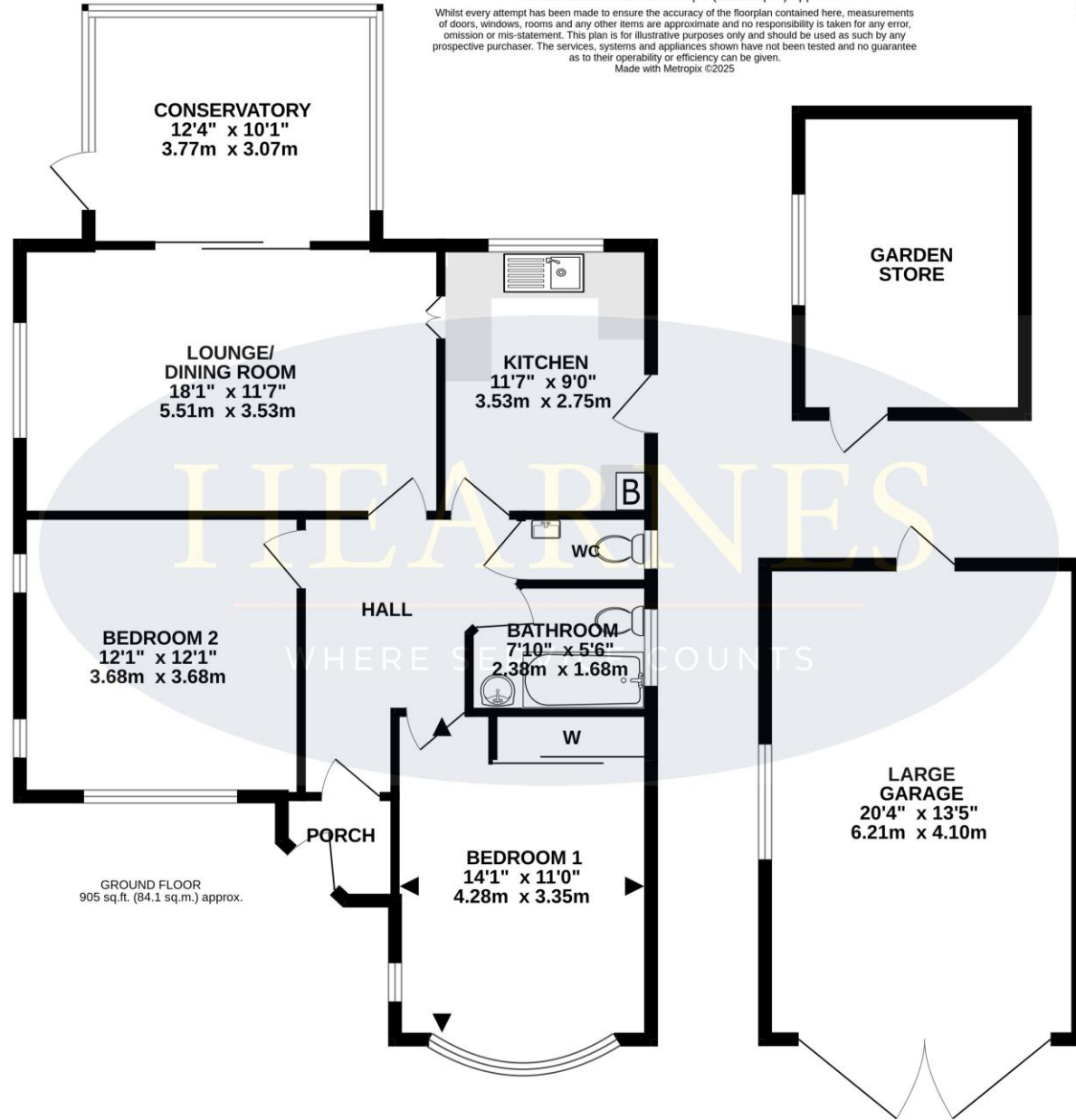
EPC RATING: D



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TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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