



**PURBECK  
PROPERTY**

**CELEBRATING 40 YEARS  
IN WAREHAM**

5 South Street  
Wareham  
Dorset  
BH20 4LR  
Tel 01929 556660

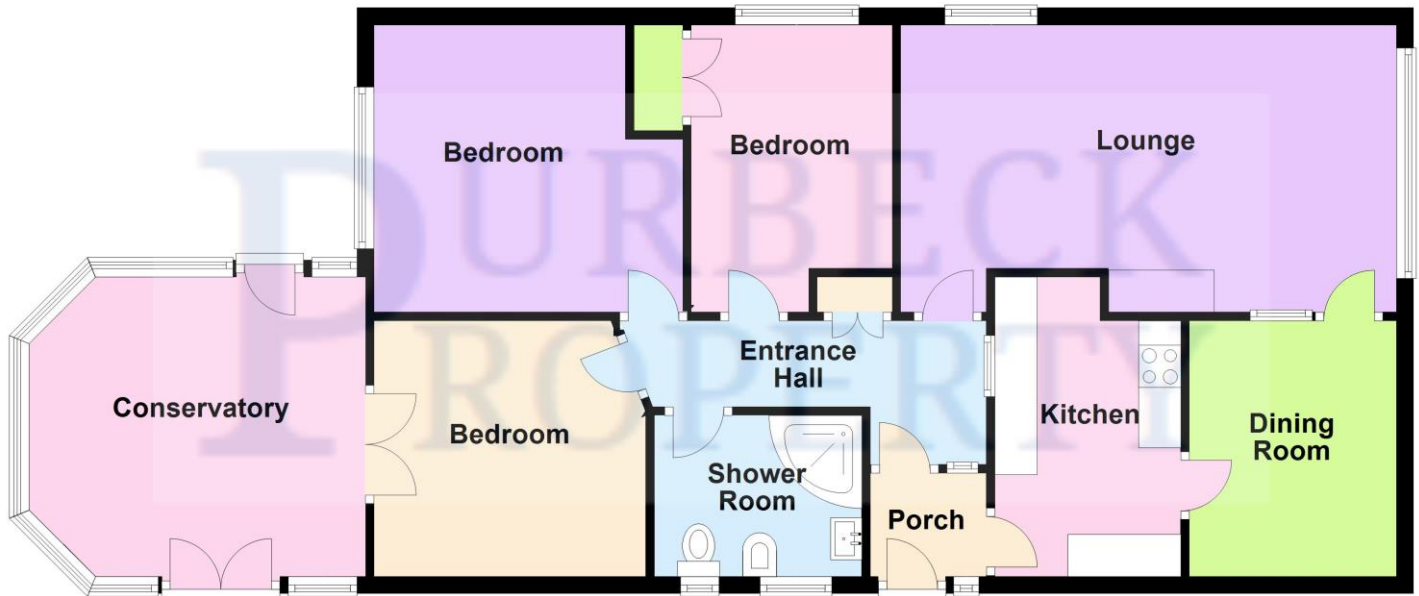
**A WELL PRESENTED 3 BEDROOM BUNGALOW WITH A SPACIOUS CONSERVATORY  
SET IN THE SOUGHT AFTER SANDFORD WOODS AREA OF WAREHAM.  
THE PROPERTY COULD BE EXTENDED UP & OUT IF DESIRED &  
SUBJECT TO THE RELEVANT PLANNING PERMISSIONS.  
OFFERED WITH NO FORWARD CHAIN**



# Filleul Road, Sandford Woods, Wareham BH20 7AP

**PRICE £475,000**

## Ground Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### Location:

Set just outside of Wareham Town is this delightful bungalow within a flat walk to the local doctor's surgery, pharmacy and primary school. There is good access on to the A351 & a bus service for the towns of Poole & Bournemouth to the east, & Wareham, Corfe Castle, Swanage & Studland to the west. Wareham Forest & Heathland, ideal for dog walking is just a short walk away. Wareham itself is a Saxon Walled town with its own train station which is on the main Weymouth to London Waterloo Line. The main focal point of the town is its Quay with boat trips to Poole Harbour; with further benefits including Wareham Forest, independent cinema, sports centre, popular schools, restaurants, cafes, St Martins Church, Lady St Mary's Church, library and the museum.

# Filleul Road, Sandford Woods, Wareham BH20 7AP

## PRICE £475,000

### The Property:

This delightful bungalow is accessed via an opaque upvc front door leading through into the entrance hallway. A further opaque door leads through into the main hallway where there is a radiator and a cloaks cupboard with hanging rail and storage above.

The living room has a double aspect with upvc double glazed windows to the front and to the side. There are two radiators, a feature of the room is a fireplace with an inset gas fire with marble shelf and surround.

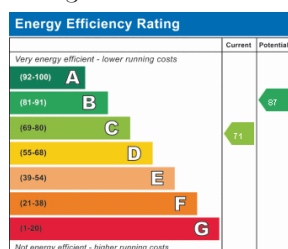
The dining room has a upvc double glazed window to front aspect with a radiator beneath.

The kitchen has a matching range of cupboards at base and eye level with drawers. A one and a quarter bowl sink with side drainer is set into the work surface. A upvc double glazed window looks out to the side aspect. There is space for an upright gas cooker, space and plumbing for a washing machine & space for upright fridge freezer.

The master bedroom has a upvc double glazed window overlooking the rear garden with a radiator beneath and mirror fronted wardrobes.

The second bedroom is a double sized room with a radiator and doors out to the conservatory.

The third bedroom is a single sized room with a upvc double glazed window to the side aspect & with a radiator beneath. The room benefits from an integral wardrobe with storage above.



The modern bathroom comprises of a wc, a bidet, a wash hand basin set on a granite surface with a mirror fronted medicine cabinet above and shelving. There is a corner shower cubicle with a wall mounted shower and grab rails. The room is fully tiled & benefits from a heated towel rail and two opaque upvc double glazed windows to the side aspect.

The upvc double glazed constructed conservatory has doors out to the rear garden & a polycarbonate roof. There are views of the rear garden & the room also has wood flooring & two radiators.

### Garage & Parking:

The bungalow has a garage with an up and over door. There is power & a upvc double glazed door giving access to the rear garden with a window at the back. At the back of the garage is a useful workshop space. There is a tarmac driveway leading up to the garage providing off road parking for a number of vehicles.

### Garden:

The delightful rear garden has a Sylvan outlook with Woodland at the end of the garden. It is enclosed by a mixture of fencing and hedging with a number of mature trees and shrubs. There is a lawned area & a large patio area abutting the property. There are hard standing areas ideal for sheds/greenhouses with gates giving access to the front aspect.

### Measurements:

Lounge	18'11" (5.77m) x 11'2" (3.41m)
Dining Room	9'9" (2.97m) x 7'11" (2.43m)
Kitchen	11'4" (3.46m) x 7' (2.14m)
Conservatory	15'4" (4.69m) x 11'2" (3.40m)
Bedroom 1	11'11" (3.63m) x 11'1" (3.39m)
Bedroom 2	9'10" (3m) x 9'10" (3.01m)
Bedroom 3	11'2" (3.40m) x 7'10" (2.39m)
Bathroom	8'4" (2.54m) x 5'6" (1.70m)

