



39 Pinehurst Road  
West Moors, Ferndown, BH22 0AH

Asking price £535,000



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West Moors, Ferndown, BH22 0AH

No Onward Chain

## Property Overview:

This charming detached bungalow, boasting three double bedrooms and three bathrooms, offers a blend of character and modern comfort. Set in a private and desirable location with a long private driveway, the property includes a detached double garage/workshop with potential for an annexe conversion (subject to planning consents).

## Interior Highlights:

Inside, a spacious hallway leads to all rooms, including a large dual-aspect lounge/dining room with patio doors overlooking the pond area. The kitchen is recently refitted to a high standard with integrated appliances. The master bedroom features a dressing area and ensuite, while Bedroom 2 also enjoys its own ensuite.

## Exterior Features:

The garden has been landscaped to include a large koi pond surrounded by a stunning array of flora and fauna. The rear garden is laid to lawn and is surrounded by high level shrubs.. With a double garage and workshop, there's ample space for expansion, enhancing the property's appeal.

## Location and Accessibility:

Conveniently situated near Ferndown town centre and West Moors high street, the property offers easy access to amenities and commuter routes. The A31 provides straightforward travel to London, while the New Forest and Sandbanks beaches are just a short drive away.

To discover more about this exceptional property, contact The St Quintin Property Group at (01202) 877123.





Lounge  
23'7" x 16'8" (7.2 x 5.1)

Workshop Area  
18'8" x 6'2" (5.71 x 1.90)

Kitchen  
11'5" x 11'5" (3.5 x 3.5)

Bedroom 1  
17'8" x 17'0" (5.4 x 5.2)

Bedroom 2  
11'9" x 9'10" (3.6 x 3.0)

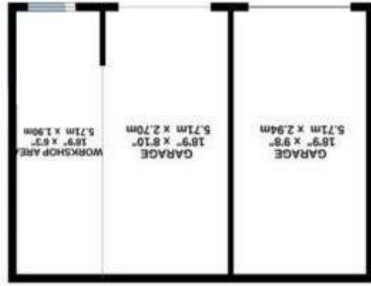
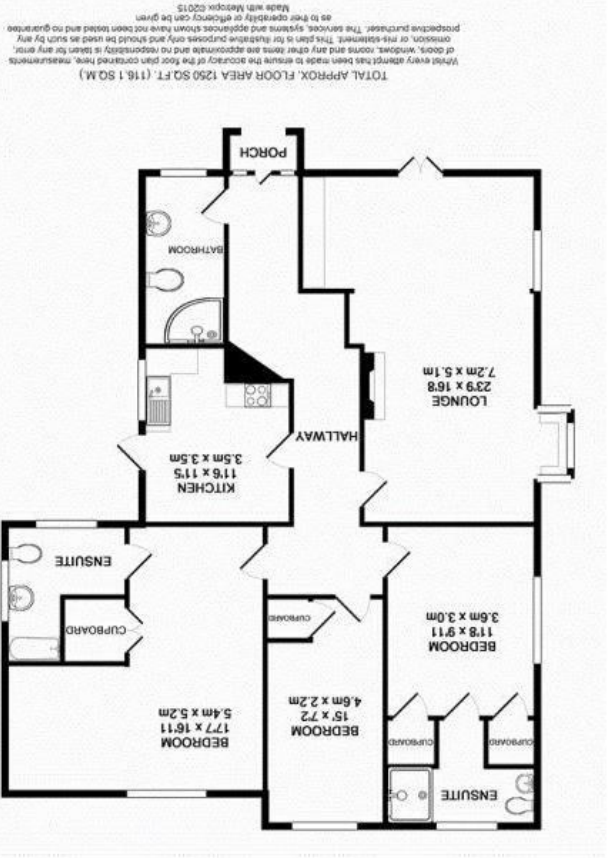
Bedroom 3  
15'1" x 7'2" (4.6 x 2.2)

Garage 1  
18'8" x 9'7" (5.71 x 2.94)

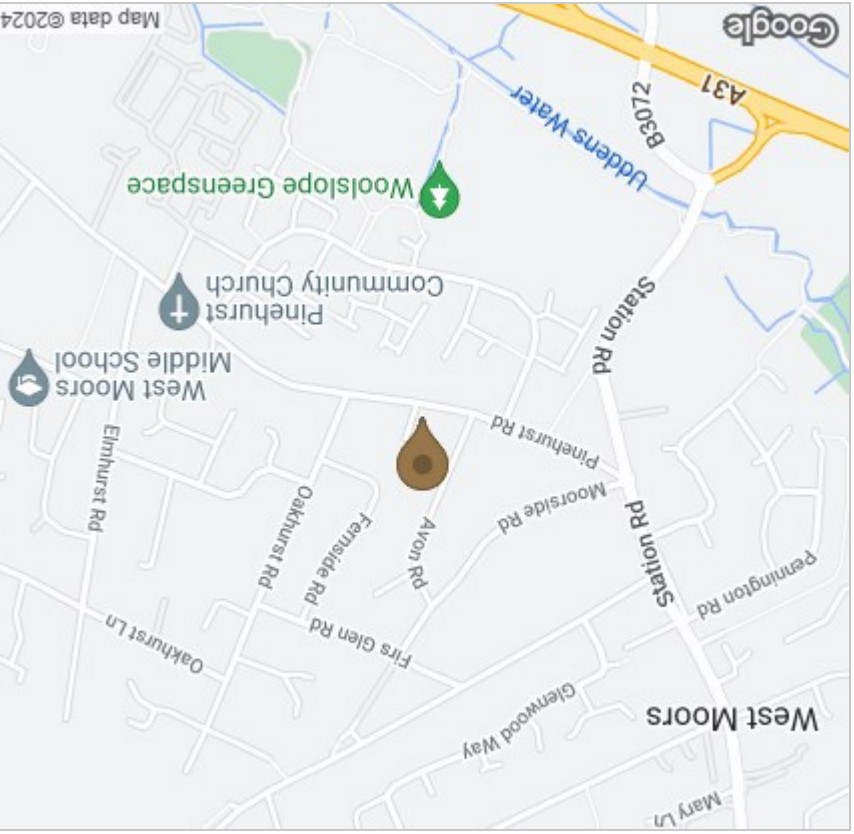
Garage 2  
18'8" x 8'10" (5.71 x 2.70)

## Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating	
Potential	79
Current	58
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



Area Map

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