



69 Beaufoy's Avenue
, Ferndown, BH22 9RN

Offers in excess of £650,000



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A STUNNING EXAMPLE OF A FOUR BEDROOM THREE BATHROOM CHARACTER DETACHED HOUSE SITUATED JUST A SHORT WALK FROM THE IMMENSELY POPULAR CASTLEMAN TRAILWAY AND NEARBY NATURE RESERVE

Beaufoy's Avenue is a mature setting in the heart of Ferndown, just a short distance from the A31, with its easy commuter links to Bournemouth, Southampton and London. Ferndown is positioned between the popular market towns of Wimborne and Ringwood and a short drive from the New Forest national park in one direction and the award winning beaches of Sandbanks, Poole in the other.

The property has been extended and modernised to a good standard in recent years, resulting in a truly outstanding family home that encompasses exceptionally spaced living areas which would suit both growing families as well as professional couples. Given the extremely secure environment the property enjoys, it would also work equally well as either a main or second home.

The accommodation comprises of; spacious entrance hallway, fitted kitchen with space for appliances and work surfaces, beautifully constructed conservatory with a stunning vista over the rear garden, ground floor double bedroom with access to the front garden. On the first floor; impressive master bedroom with en-suite shower room, two further double bedrooms and a large family bathroom.

To the front of the property there is ample off road parking for multiple vehicles leading to a large detached, garage to the rear with an up and over door. To the immediate rear of the property there is a large raised patio area with steps down to a beautifully maintained garden hosting a diverse range of plant life and carefully prepared lawn.

To summarise, one of the finer examples of a good sized family home, exclusively positioned and offered to a good standard. Viewings are invited and considered essential to fully appreciate all this property has to offer, please contact your selling agents The St Quintin Property





Lounge
22'1" x 10'4" (6.75 x 3.16)

Kitchen
13'4" x 7'10" (4.07 x 2.39)

Breakfast Room
7'10" x 7'1" (2.39 x 2.18)

Boot Room
7'10" x 7'10" (2.39 x 2.39)

Conservatory/ Dining Room
26'10" x 9'5" (8.2 x 2.88)

Utility Room
5'7" x 3'6" (1.72 x 1.09)

Bedroom 1
12'3" x 10'9" (3.75 x 3.3)

Bedroom 2
10'0" x 8'5" (3.05 x 2.57)

Bedroom 3
10'4" x 10'2" (3.16 x 3.11)

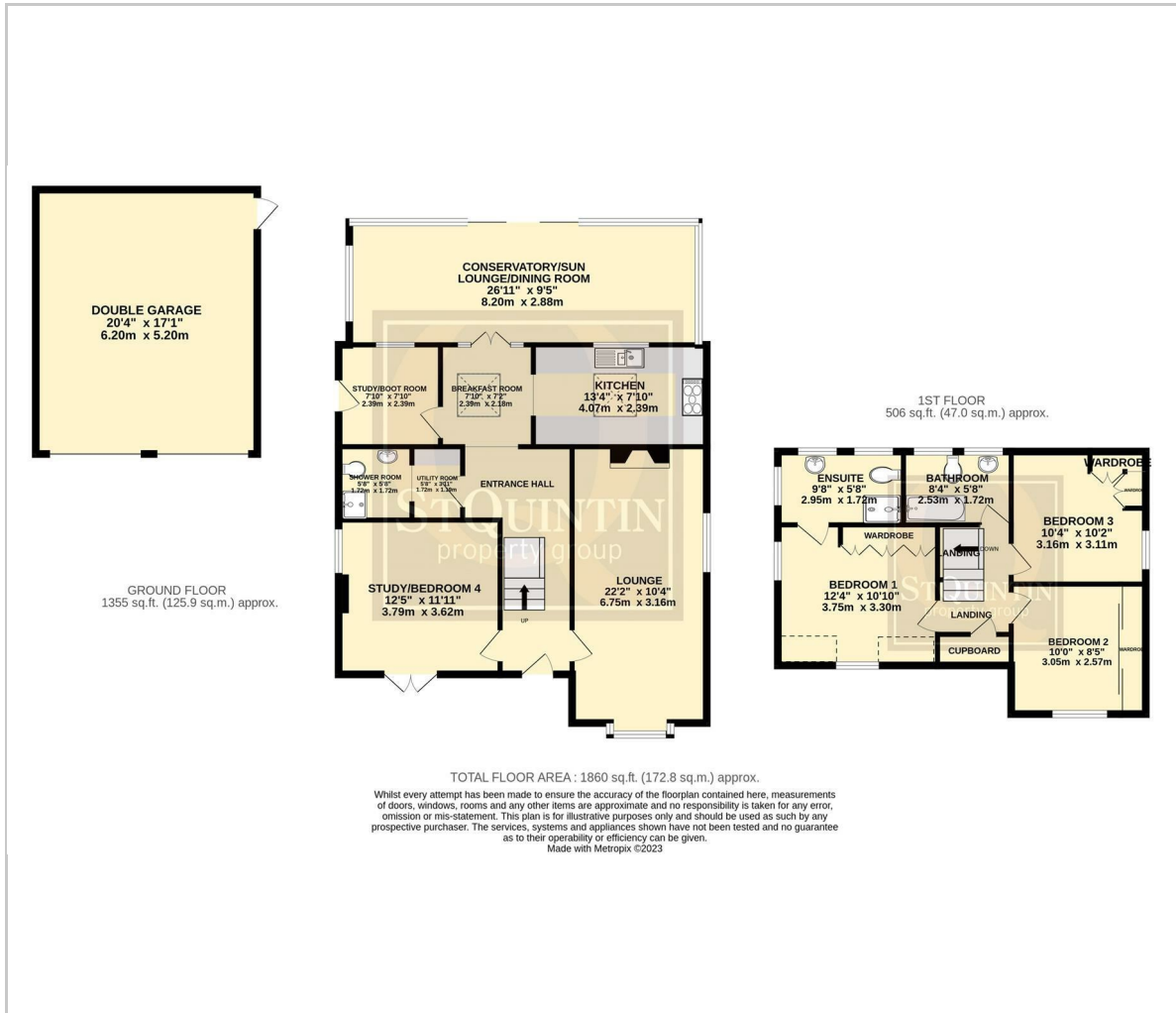
Bedroom 4
12'5" x 11'10" (3.79 x 3.62)

Double Garage
20'4" x 17'0" (6.2 x 5.2)

Bathroom
8'3" x 5'7" (2.53 x 1.72)



Floor Plan

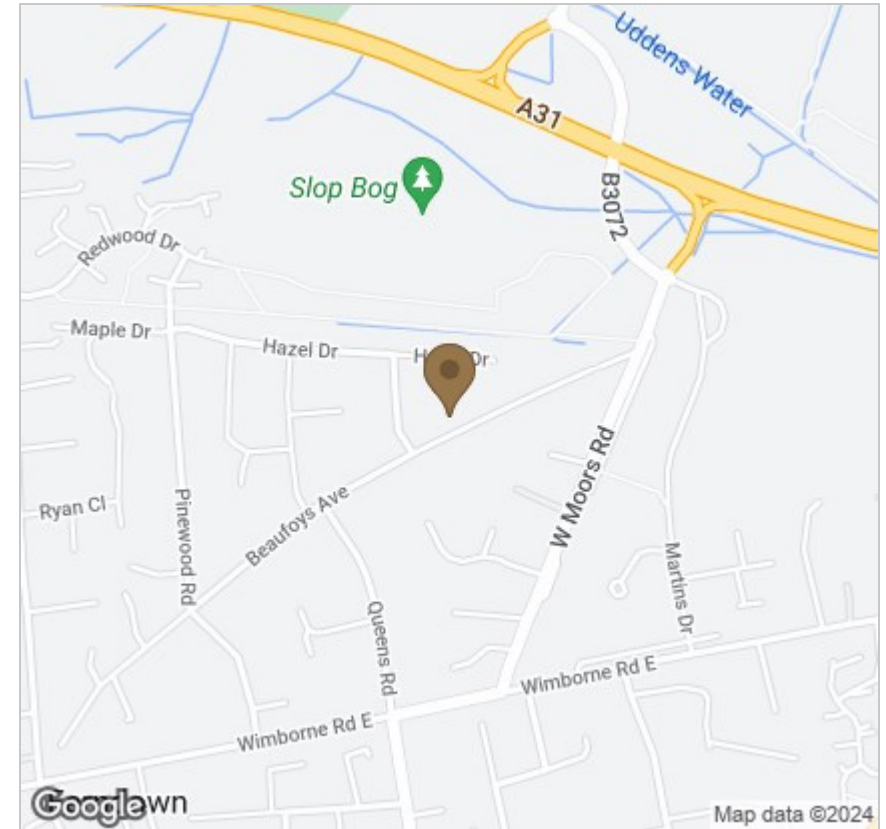


Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

