



69 Beaufoy's Avenue
, Ferndown, BH22 9RN

Offers in excess of £650,000



69 Beaufoys Avenue

, Ferndown, BH22 9RN

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

Beaufoys 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.

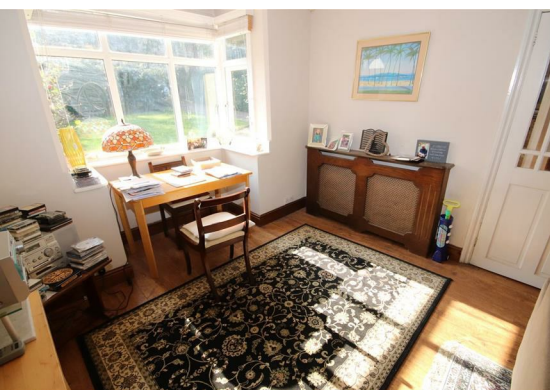
The property has been extended and modernised to a good standard in recent years, resulting in a truly outstanding family home that encompasses exceptionally spaced living areas which would suit both growing families as well as professional couples. Given the extremely secure environment the property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

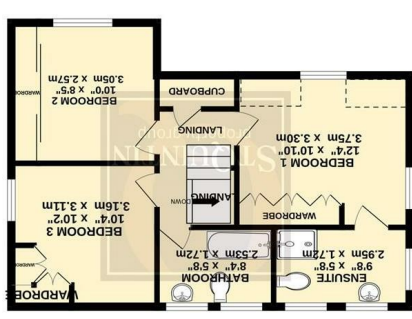




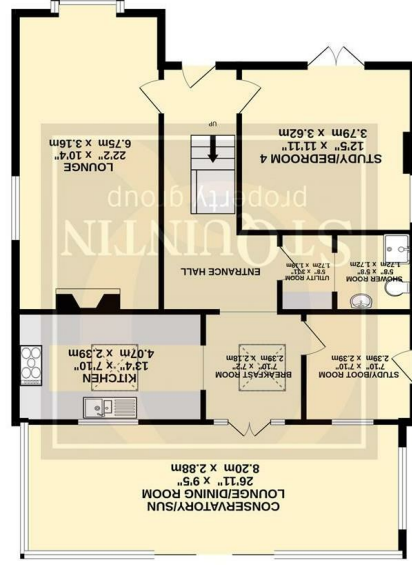
- lounge
22'1" x 10'4" (6.75 x 3.16)
- Kitchen
13'4" x 7'10" (4.07 x 2.39)
- Breakfast Room
7'10" x 7'1" (2.39 x 2.18)
- Boot Room
7'10" x 7'10" (2.39 x 2.39)
- Conservatory/ Dining Room
26'10" x 9'5" (8.2 x 2.88)
- Utility Room
5'7" x 3'6" (1.72 x 1.09)
- Bedroom 1
12'3" x 10'9" (3.75 x 3.3)
- Bedroom 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)

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.

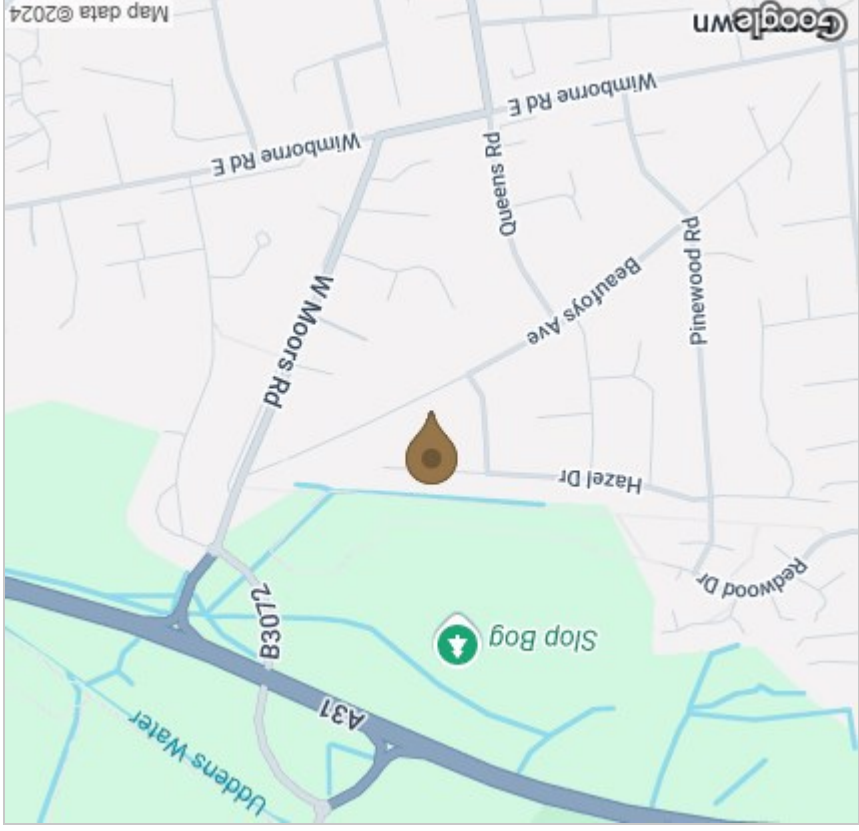


1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



GROUND FLOOR
1356 sq.ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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Area Map

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

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