

enfields



18 Fairwood Road, Verwood, BH31 6UA

£425,000

Enfields Poole, 241 Ashley Road, Poole, Dorset, BH14 9DS - 01202 933555 - jackfletcher@enfields.co.uk

Nestled in a quiet and sought-after residential area, this generously sized **three-bedroom detached bungalow** offers an exciting opportunity for those looking to modernise and create their ideal home. Boasting over 1,400 sq ft of versatile living space, the property is perfect for families seeking peace, privacy, and potential.

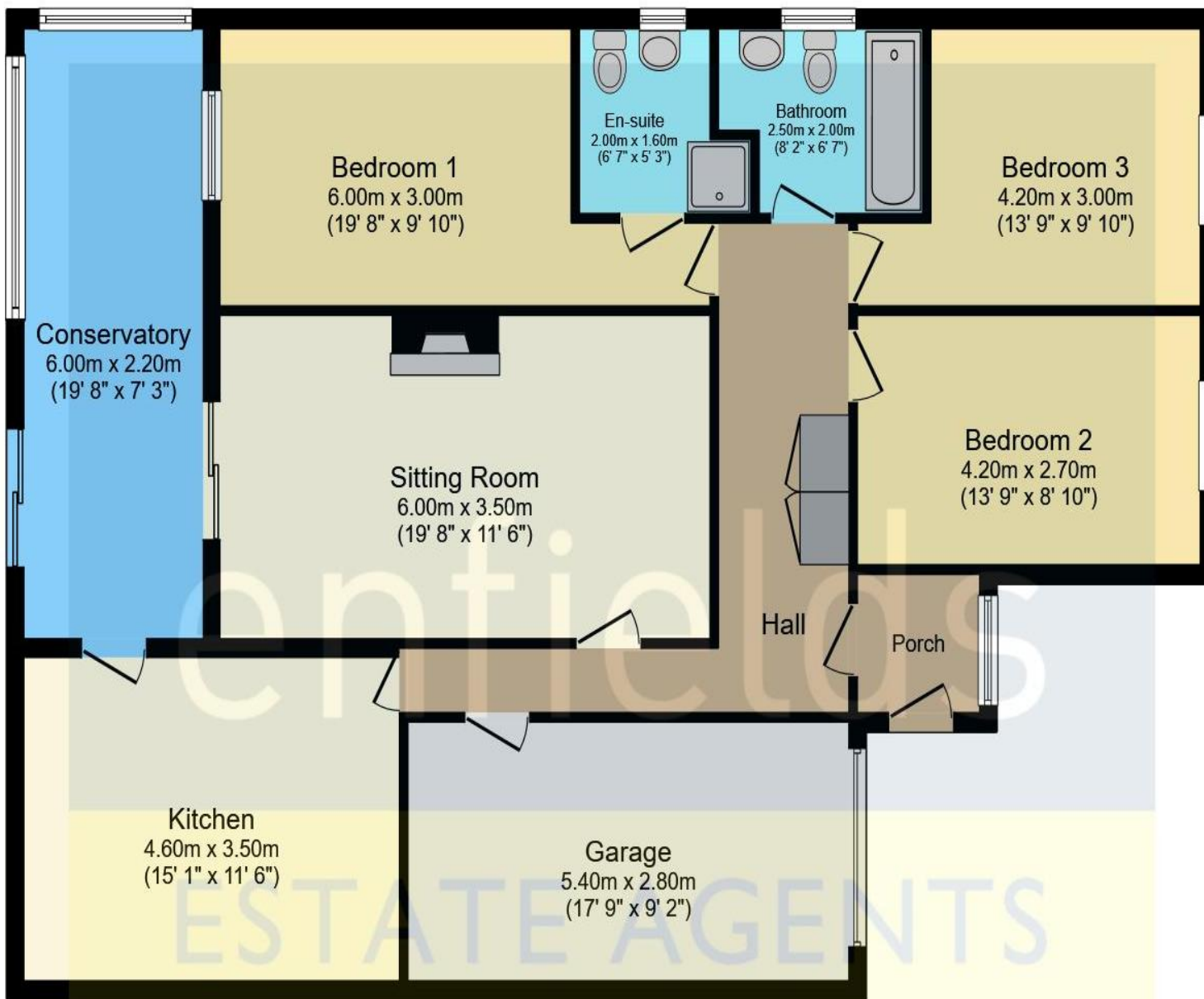
The bungalow features **three large double bedrooms**, a spacious **sitting room**, and a **kitchen/diner** with ample scope for improvement and personalisation. To the rear, a light-filled **conservatory** opens out onto a sunny **South-Facing Garden**, ideal for relaxing or entertaining. The property also benefits from **two bathrooms**, as well as an **internal garage**, offering further flexibility and storage.

Set in a tranquil location yet conveniently positioned just 10-minutes from **Moors Valley Country Park** and 15-minutes from **Bournemouth Airport**, this property combines countryside charm with excellent connectivity.

This bungalow not only offers substantial scope for internal modernisation but also presents excellent **potential to extend both upwards and outwards** (subject to planning permission), making it a fantastic **long-term investment opportunity**. A well-executed renovation could significantly increase the property's value.

With its generous proportions and superb setting, this bungalow presents a fantastic opportunity to renovate and transform it into a truly stunning home. Viewings are highly recommended!

We will be hosting an open house on **Wednesday 14th May between 5:00 - 6:00 pm**. Please call **01202 933 555** to secure your viewing slot.



Floor Plan

Floor area 131.5 sq.m. (1,416 sq.ft.)

Total floor area: 131.5 sq.m. (1,416 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Sitting Room, 19' 8" x 11' 6" (5.99m x 3.50m)

Kitchen, 15' 1" x 11' 6" (4.59m x 3.50m)

Garage, 17' 9" x 9' 2" (5.41m x 2.79m)

Conservatory, 19' 8" x 7' 3" (5.99m x 2.21m)

Bedroom One, 19' 8" x 9' 10" (5.99m x 2.99m)

Bedroom Two, 13' 9" x 8' 10" (4.19m x 2.69m)

Bedroom Three, 13' 9" x 9' 10" (4.19m x 2.99m)

En-Suite, 6' 7" x 5' 3" (2.01m x 1.60m)

Bathroom, 8' 2" x 6' 7" (2.49m x 2.01m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating traveling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.