

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS



NEW ROAD

FERNDOWN, BH22 8EJ



GUIDE PRICE £640,000

UNEXPECTEDLY REAVAILABLE - GREAT POTENTIAL - Don't miss this superb opportunity to make this substantial three bedroom DETACHED BUNGALOW your own. Sitting on a GENEROUS PLOT in a none-estate location within the delightful area of Ferndown you'll have easy access to local amenities, schools, and green spaces providing the perfect balance of convenience and relaxation.

This charming bungalow offers great potential to extend, modernise or indeed develop (STPP).

Internally the property features a large, bright and spacious hallway, bathroom and separate cloakroom, fantastic sized dual aspect lounge and formal dining room both with views and access out to the rear garden, a kitchen/breakfast room with integrated appliances and plenty of space for a table and chairs and three double bedrooms. The vast master bedroom has the benefit of built-in wardrobes and en-suite shower room. Also with built-in wardrobes, bedroom two has access to the utility room and garage with electrically operated up and over door, power and light.

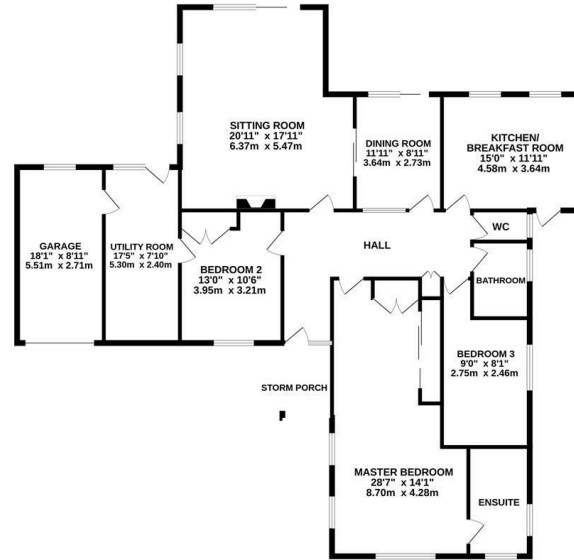
Externally at the front, in addition to a large area of lawn with mature planting, an extensive driveway provides parking for multiple vehicles. At the rear enjoying a great deal of sunshine due to its Southerly facing direction, the rear garden is extremely well kept and established. A recessed area at the rear of the garden is the perfect place for the shed and compost area.

Energy Performance Rating C
Council Tax Band E



Local expertise with powerful national marketing

GROUND FLOOR
1906 sq.ft. (177.1 sq.m.) approx.



TOTAL FLOOR AREA: 1906 sq.ft. (177.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and windows have been approximated and are not guaranteed to match the actual dimensions of the property. The floorplan is for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency over the years.
Made with Metreplan CS2024

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595

EDWARDS
ESTATE AGENTS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.