



Local and international marketing

EDWARDS
ESTATE AGENTS

BRABOURNE AVENUE
FERNDOWN, BH22 9EH



GUIDE PRICE £400,000

- DETACHED BUNGALOW
- 2/3 BEDROOMS
- EXCELLENT CONDITION
- CONSERVATORY
- QUIET CUL DE SAC LOCATION
- TOWN CENTRE LOCATION
- WALKING DISTANCE OF AMENITIES
- BACKING ONTO SYLVAN ASPECT
- SEPARATE LOUNGE
- BEAUTIFUL FRONT & REAR GARDENS

This charming two/three bedroom DETACHED BUNGALOW is located in a quiet cul de sac. Presented in excellent condition, the property is conveniently located within easy walking distance of LOCAL AMENITIES AND SCHOOLS, making it an ideal choice for families and retirees alike.



Upon entering, you are welcomed into a bright and spacious 'L' shaped lounge dining room, enhanced by double internal doors that invite natural light. This inviting space seamlessly connects to the kitchen, which is fitted with a range of modern eye and base level units, integrated appliances, and ample space for a large fridge/freezer and washing machine. The light wood effect luxury vinyl flooring adds a contemporary touch.

The main bedroom is a generous double, featuring a full bank of built-in wardrobes with sliding mirror fronted doors. A versatile third bedroom, currently utilised as a study, offers access to a recently updated conservatory, which boasts full UPVC double glazed windows and French doors that open to the rear garden. The second bedroom, formerly the garage, has been transformed into a good-sized double room with dual aspect windows. All bedrooms are serviced by a well-appointed modern shower room, complete with a large walk-in shower cubicle, fully tiled walls and floor, vanity storage, and a heated towel rail.

Outside, the property is surrounded by beautifully maintained front and rear gardens. The rear garden features an expansive patio area, perfect for outdoor entertaining, while the remainder is predominantly laid to lawn, bordered by mature hedges and fence panels, with a timber shed nestled in the far corner. The front driveway accommodates parking for at least two vehicles, with additional on-road parking available.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: Yes

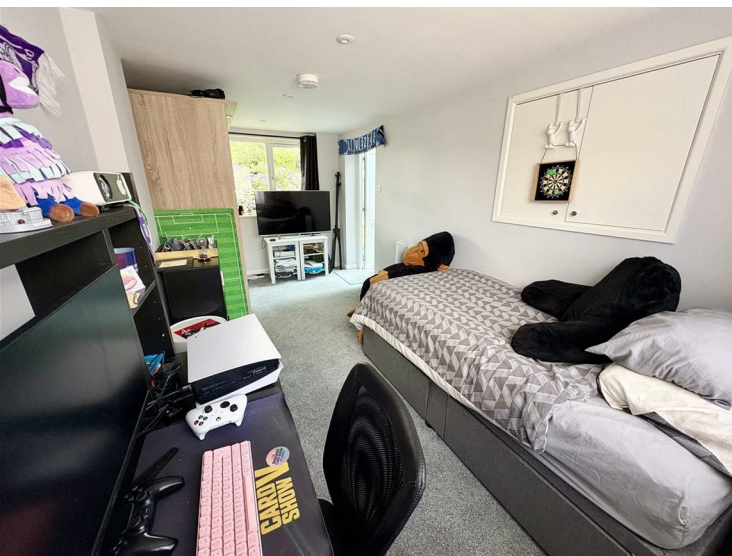
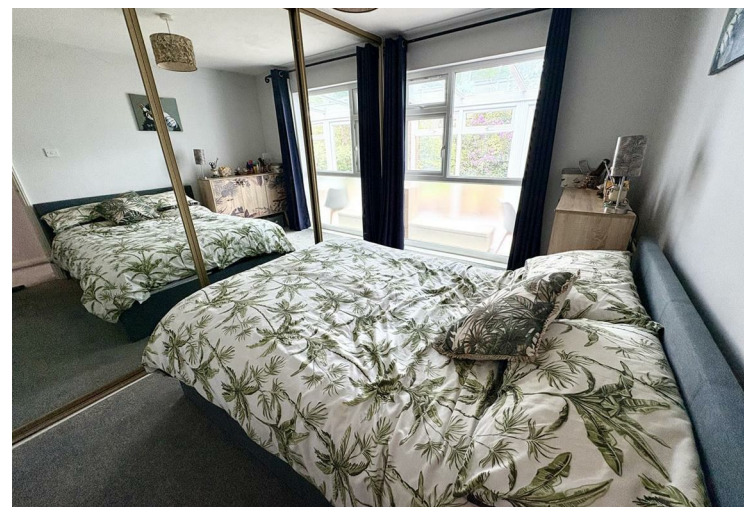
Parking: Private parking & street parking no permit required

Utilities: Mains electricity, mains gas, mains water

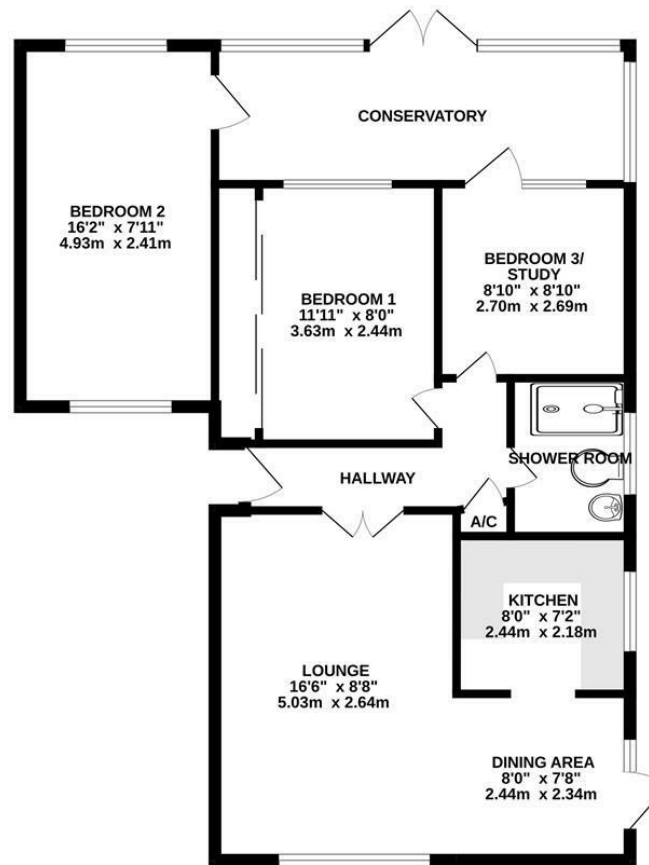
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR



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

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