

**Spacious, 3-Bedroom Detached Bungalow Close to amenities & nature walks**

**Tenure: Freehold      Approx 93 sq metres (1001 sq ft)**

**18 Queens Close,  
West Moors, Ferndown. BH22 0HW**

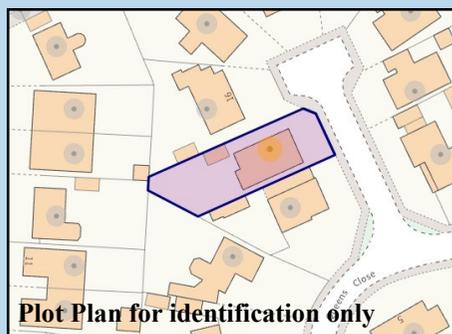
**Price £450,000**

- Spacious Hall
- Large Lounge
- Fitted Kitchen/Diner
- 3-Good Bedrooms
- Modern Bathroom
- Delightful Sunny Garden
- Block Driveway & Garage
- Gas Central Heating & PVCu Double-Glazing
- Hard Flooring Throughout
- Close to Local Amenities & Nature Walks
- Viewing recommended!
- No Chain!

Spacious, individual detached bungalow occupying an ideal location just a short walk from the comprehensive village centre of West Moors, with shops & services close to hand. Nearby is protected nature walks leading to Ferndown Forest Golf Club. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained, has a sunny rear garden & is offered with no forward chain! Viewing recommended!

**Accommodation and approximate room sizes:**

- **Spacious Hall:** Hatch to insulated roof space with ladder fitted. Double sized cupboard housing Worcester condensing gas boiler & hot water cylinder. Laminate flooring.
- **Lounge:** A good-sized room with picture window and door to rear garden. Feature fireplace with gas fire fitted.
- **Kitchen/Diner:** Good range of floor and wall cupboards. Cooker point. Space for dishwasher, washing machine & fridge. Ample space for dining suite. Ceramic tiled floor. Door to side driveway & garage.
- **Bedroom 1:** Range of built-in wardrobes. Oriel bay window. Laminate flooring.
- **Bedroom 2:** Oriel bay window. Woodblock flooring.
- **Bedroom 3:** Laminate flooring.
- **Bathroom:** Panelled bath with mixer tap & shower attachment with glass screen fitted. Wash basin & WC. Storage cupboard.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio areas and lawn with well stocked shrub borders. Side gate. Outside tap. 2 Garden sheds. Outside tap. Side gate.
- **Block Driveway** providing ample parking with iron gates to:
- **Detached Garage:** Double Doors. Power & light.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.  
Ref W05004



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

