

Symonds  
& Sampson



# Westwood Avenue

Ferndown, Dorset.

# 35

Westwood Avenue  
Ferndown  
BH22 9HL



- A charming detached bungalow with no chain and vacant possession
  - Three bedrooms and two reception rooms
  - In need of some modernisation, room to improve and extend (stpp)
- Gardens front and rear, parking for numerous vehicles
- Walking distance to the Town Centre, bus routes and conveniences
- Situated in an excellent school catchment area

Guide Price £350,000

Freehold

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## THE PROPERTY

A charming three bedroom detached bungalow only a short walk from Ferndown Town Centre. This property is in need of some modernisation but has lots of parking, wonderful scope to extend and improve coupled with no forward chain whilst offering vacant possession.

## ACCOMMODATION

A large hallway leads to all principal rooms with a sitting room, three bedrooms (two doubles) a kitchen and a separate breakfast room, a wet room and a separate W/C. Originally the main bedroom was the sitting room therefore re-modelling can be carried out, likewise there is a large loft which has scope to extend into (stpp). Garden to the rear, large front garden and parking for numerous vehicles.

## OUTSIDE

The front garden is large with a long driveway which leads to the rear garden, this area could accommodate numerous vehicles. The remainder of the front is laid to shingle, lawn and well stocked shrub and flower borders. The rear garden has a patio together with lawn coupled with a hard standing (formally a garage) ideal for a shed or greenhouse.

## LOCATION

Situated in the heart of Ferndown's Town Centre and only a short stroll to all major shops, the supermarket and bus routes. The town also has a host of cafes and eateries to enjoy and convenience stores, which are all nearby. There is easy access to larger Towns and Cities via the bypass.

## DIRECTIONS

What three words /// [young.flock.wings](http://young.flock.wings)

## SERVICES

Oil central heating  
Mains water and electricity  
Council Tax Band - D  
EPC Rating - E

## MATERIAL INFORMATION

Gas is supplied to the road should the next occupant wish to change from oil.  
Broadband available  
Full mobile phone signal





# Westwood Avenue, Ferndown

Approximate Area = 930 sq ft / 86.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1234796



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