



2-Bedroom Semi-Detached Bungalow in Cul-De-Sac Location

Tenure: Freehold

**19 Oakhurst Close,
West Moors, Ferndown. BH22 0DF**

Price £350,000

Approx 74 sq meters (805 sq ft)

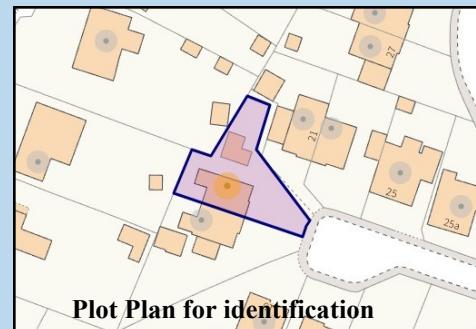
- Entrance Porch & Hall
- Fitted Kitchen
- Lounge/Dining Room
- Modern Conservatory
- 2 Double Bedrooms
- Shower Room
- Gas Central Heating & double-Glazing
- Cavity Wall and Loft Insulation.
- Good Off-Road Parking
- Detached Garage plus Craft Room/Office
- Private Garden
- Delightful Location Close to Amenities & Forest

2-Bedroom semi-detached bungalow, built in the 1960's occupying a delightful, mature cul-de-sac location close to local amenities and just a short walk from protected forest walks.

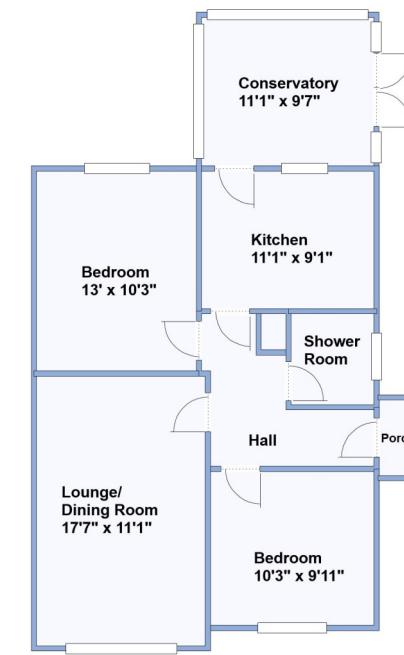
The property benefits from gas central heating, PVCu double-glazing, cavity wall insulation and loft insulation. Outside there is ample off-road parking, a garage plus useful craft room/office. The rear garden is split into two areas, a private patio garden to the rear of the bungalow and a lawn area to the right-hand side of the garage and office.

Accommodation and approximate room sizes:

- **Enclosed Entrance Porch**
- **Entrance Hall:** Cupboard housing combination gas boiler. Hatch to roof with ladder and light fitted. Electric consumer unit.
- **Kitchen:** Range of floor and wall units. Built in oven & hob with cooker hood over. Space for tall fridge/freezer. Plumbing for washing machine & dishwasher. Door to:
- **Modern Conservatory:** A stylish addition with LED lighting, self cleaning glass roof & double doors to garden
- **Lounge/Dining Room:** Electric fireplace.
- **Bedroom 1:** Quality wardrobes & tall drawer unit.
- **Bedroom 2:** Ample double bedroom with front aspect.
- **Shower Room:** Fully tiled. Shower cubicle with shower fitted. Vanity wash basin with cupboard below & WC. Chrome heated towel rail.
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing & PVCu Soffits and Fascias**
- The front garden is mainly laid to shingle & lawn with flower and shrub borders. Excellent off-road parking leading to the garage.
- **Garage:** Up & over door. Side door. Power & light.
- **Craft Room/Office:** front door and access door to garage. Insulated walls & ceiling with LED spot lights. Power and light.
- The rear garden is mainly laid to patio and enjoys an excellent degree of privacy. The second part of the garden is mainly laid to lawn with shrub borders. Greenhouse. Side gate.
- **Council Tax Band 'C'**
- **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 W04971



This drawing has been prepared for diagrammatic purpose only. Not to scale.

