



HEARNES

WHERE SERVICE COUNTS

Lake Road, Verwood, BH31 6BY

A delightful, private and established plot (measuring around 100' by 85'), extensive parking and a detached garage, are just a few features of this beautifully presented, spacious and flexible chalet house, that offers fantastic potential to further extend/improve.

Offered for sale with no chain, this charming property is perfect for anyone who has a family, enjoys walking or has dogs, as it is within 400 metres of Potterne Park.

The first floor lies host to two generous double bedrooms, both with plenty of useful storage and a cloakroom that was in the past a full bath/shower room.

The extended ground floor accommodation comprises a four piece bath/shower room, a lovely fitted kitchen, 26' dual aspect sitting/dining room and a third bedroom which is currently being used as an additional sitting room.

This impeccably presented property further benefits from gas central heating and double glazing.

The rear garden extends to around 85' (maximum) in length and offers high levels of privacy and seclusion. It is enclosed by panel fencing with an area of lawn, stocked flower and shrub beds and numerous paved seating areas.

The frontage measures almost 100' in width a carriage drive, extensive parking and a detached single garage.

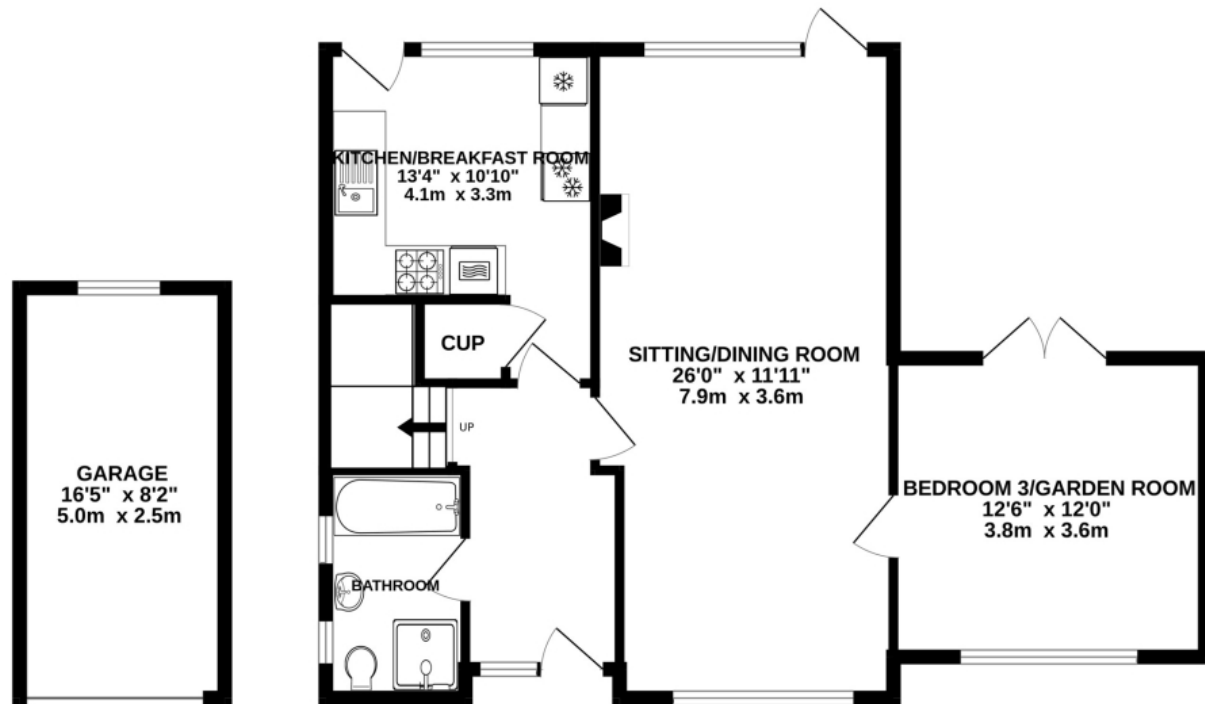
Local Authority: Dorset

Council Tax Band: D

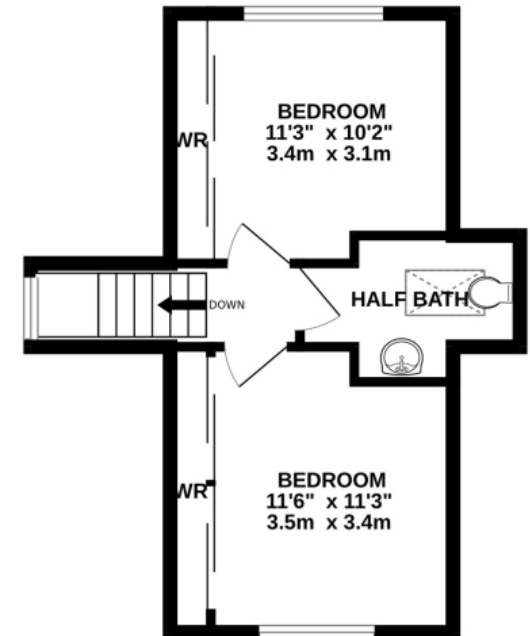
Energy Performance Certificate (EPC): Rating E



GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.5 sq.m.) approx.

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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