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Fernheath Way
Joydens Wood, DA2 7PE

Guide Price
£485,000 to £500,000

Offered with no forward chain and probate already granted is this 2 double bedroom semi-detached bungalow situated in Joydens Wood.

The property is clean and tidy throughout and is perfectly liveable in its current condition, whilst being dated in places and offering clear scope for updating and modernisation.

A front entrance porch provides a useful buffer between the outside and the main accommodation.

Internally, the hallway is positioned centrally within the property, giving a balanced layout and a more open feel. The arrangement also gives the property a double-fronted style appearance from the front elevation.

A rear extension provides additional living space and an enlarged kitchen area. Within this space, the wall between the kitchen and reception area is a stud wall and can be removed to create an open-plan layout if desired.

Both bedrooms are doubles.

Externally, the property benefits from a driveway, car port and garage providing parking and storage. The rear garden enjoys a south-facing aspect and is fully enclosed, with the property also benefiting from an elevated position and an attractive outlook to the rear.

There may also be potential for further extension or loft conversion, subject to the necessary planning permissions and building regulations.

Early viewing is recommended.





Bedrooms: | **Bathrooms:** | **Receptions:**
2 | 1 | 1

Property Type: Semi-Detached Bungalow

Tenure: Freehold

Council Tax Band: E

Key Features:

- 2 Double Bedrooms
- Large Lounge/Diner
- Extended Kitchen
- Driveway, Car Port & Garage
- South Facing Garden w/ Attractive Outlook
- Entrance Porch
- Potential to Extend + Convert Loft (STPP)
- Primary & Grammar Schools - Walking Distance
- Shops & Busses - Walking Distance
- No Chain

Joydens Wood

Joydens Wood is a consistently popular area, prized for its quieter, residential feel and the surrounding woodland, which is ideal for walking, cycling and everyday outdoor life.

The area is particularly appealing for families seeking access to excellent education, with highly regarded grammar schools within easy reach, alongside a strong selection of primary and secondary schools.

Local shops and bus routes are all within easy reach, providing convenience without compromising the sense of calm the area offers.



