



39 Warren Walk
Ferndown, Dorset, BH22 9LS



A well maintained 3 bedroom house with a westerly facing garden, and garage situated at the end of a quiet cul-de-sac, offered with no onward chain.

- Semi-detached house
- Entrance hall
- Spacious sitting/dining room
- Kitchen
- 3 bedrooms
- Bathroom and downstairs WC
- Westerly-facing garden
- Garage in block
- Double glazed
- Cul-de-sac location
- No onward chain

ASKING PRICE:

£300,000 (freehold)

EPC RATING:

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



This bright and spacious three-bedroom semi-detached house is ideally positioned at the end of a quiet cul-de-sac on Warren Walk in Ferndown. Having been well maintained by the current owner, the property now offers an exciting opportunity for buyers to modernise and create a home tailored to their own taste and style.

The accommodation is approached via a small set of steps leading to the front entrance. Upon entering, a modest hallway provides access to a convenient downstairs WC with wash basin. This leads through to a generous open plan sitting/dining room, featuring a large bay window to the front which floods the space with natural light, and double doors opening directly onto the rear garden.

To the rear of the property, just off the main living space, is the kitchen, fitted with a range of base and eye level units, an integrated under-counter fridge, along with housing the warm air heating system. A single door from the kitchen also provides access to the garden.

Stairs rise from the sitting/dining room to the first-floor landing, where there is a useful airing cupboard housing the hot water tank. The property offers three bedrooms, including two well-proportioned doubles, both benefiting from built-in storage cupboards, and a single bedroom. The bathroom is fitted with a three-piece suite.

Externally, the westerly-facing rear garden is predominantly laid to lawn, complemented by surrounding flower borders and a patio area, ideal for outdoor seating and entertaining. A rear gate provides access onto Coppice Avenue, where the property's garage is in a nearby block.

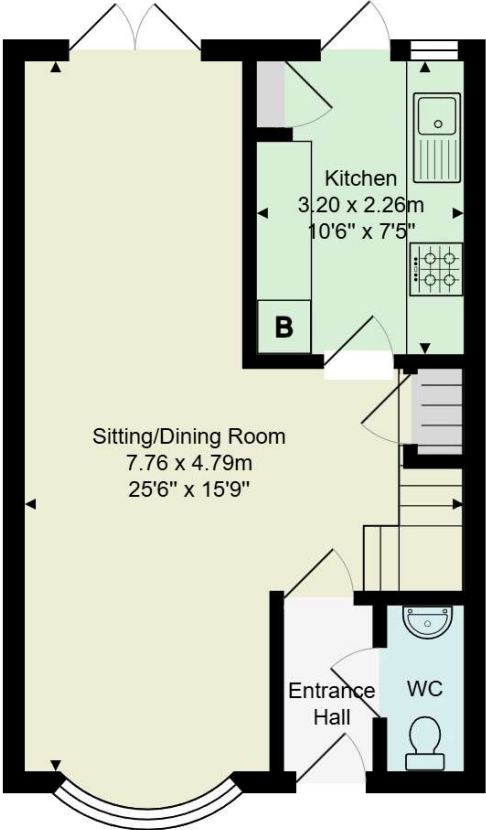
Local Area

Warren Walk is situated within a peaceful and established residential area of Ferndown, known for its community feel and convenient access to local amenities. The property is within easy reach of a range of shops, supermarkets, and leisure facilities, as well as well-regarded schools.

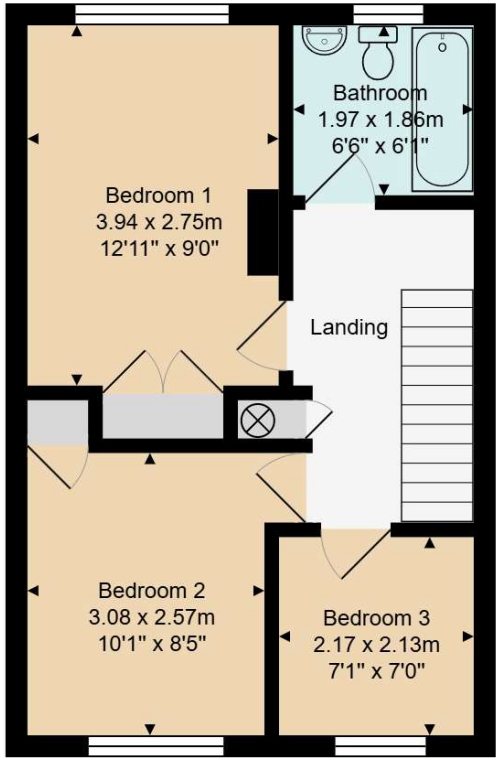
Ferndown also offers excellent transport links to nearby towns such as Bournemouth and Wimborne, while the surrounding Dorset countryside and nearby nature reserves provide plenty of opportunities for outdoor activities and scenic walks.

Additional Information

Council tax band - C



Ground Floor
Area: approx 37.8 m² ... 407 ft²



First Floor
Area: approx 37.9 m² ... 408 ft²

Total Area: approx 75.7 m² ... 815 ft²
All measurements are approximate and for display purposes only.





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk