

**DIXON  
KELLEY**  
Independent estate agents

Tel: 01202 877511  
www.dixonkelley.co.uk

**Draft Particulars**

**Spacious 3-Bedroom Detached Bungalow Close to amenities & forest walks**

**Tenure: Freehold**

**Approx 105 sq metres (1140 sq ft)**

**Built circa 1988**

**7 Highfield Road,  
West Moors, Ferndown. BH22 0LZ**

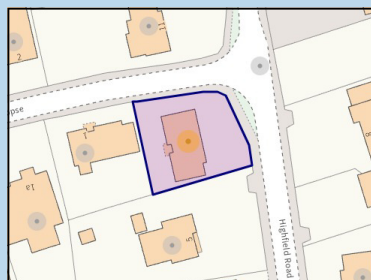
**Price £499,950**

- Spacious Entrance Hall
- Large Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- Utility Room
- 3-Double Bedrooms
- En-Suite Shower Room & Bathroom
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway & Attached Garage
- Near to Local Amenities & Forest Walks
- Mature Location
- Viewing recommended!

Spacious, individual detached bungalow built circa 1988 to a good standard, occupying a secluded location just a short walk from the comprehensive village centre of West Moors, with shops & services close to hand. Nearby is the Castleman Trailway. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained, has a well designed internal layout and has a delightful private garden. Viewing recommended!

Accommodation and approximate room sizes:

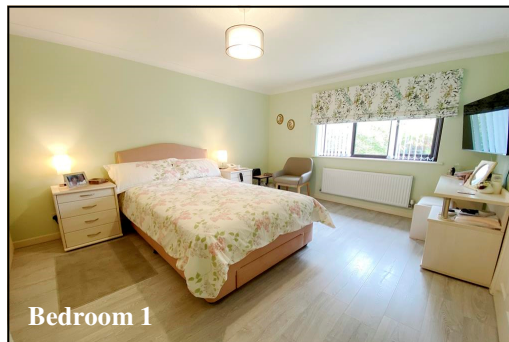
- **Spacious Hall:** Hatch to insulated roof space. Cloaks cupboard. Cupboard housing combination gas boiler.
- **Lounge/Dining Room:** A large through room with feature fireplace & patio door to rear garden.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in double oven, gas hob & cooker hood over. Space for dishwasher. Archway to:
- **Utility Room:** Fitted storage cupboard & sink unit. Space for washing machine & tumble dryer. Door to garden.
- **Bedroom 1:** Generous double bedroom with aspect to rear garden. Laminate flooring.
- **En-Suite Shower Room:** Shower cubicle with thermostatic shower. Vanity wash basin & WC. Heated towel rail.
- **Bedroom 2:** Built-in triple wardrobe. Aspect to front garden.
- **Bedroom 3:** Ample double bedroom. Aspect to front garden.
- **Bathroom:** Panelled bath with mixer tap & shower attachment with glass screen fitted. Wash basin & WC.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio area and lawn with well stocked shrub borders. Side gate. Outside tap. Summerhouse.
- **Wide Driveway** providing ample parking & leading to:
- **Attached Garage:** Electric up & over door.
- **Council Tax Band 'E'**
- **Energy Rating 'tbc'**



Lounge/Dining Room



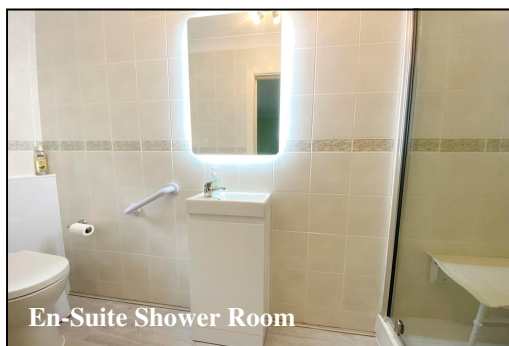
Kitchen/Breakfast Room & Utility Room



Bedroom 1



27' Lounge/Dining Room



En-Suite Shower Room



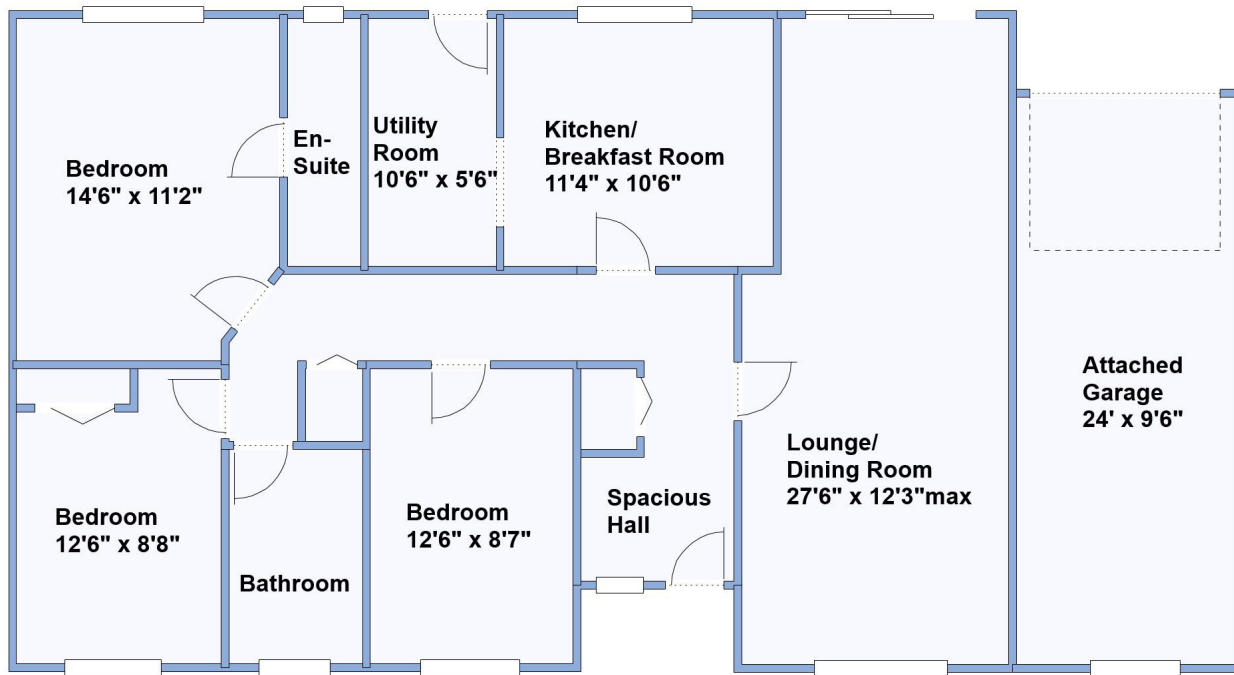
Front Porch



Spacious Hall



**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 W05058



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

