



**Heatherdown Road, West Moors  
Dorset BH22 0BX**

# FREEHOLD

## GUIDE PRICE £300,000

***“A lovely 2 bed, 2 bathroom, chalet with splendid garden, long driveway and garage”***

A most attractive two bedroom, two bathroom semi-detached chalet bungalow set in a popular residential area amidst other similar properties. This lovely home benefits from gas central heating via radiators, wood effect leaded light UPVC double glazing, a long driveway providing parking for 4 to 5 vehicles and leading to a good size single garage with remote control electronic up and over door. The spacious accommodation includes a large master bedroom and en suite on the first floor along with a small hobby room/study. A particular feature is the delightful, private rear garden which has an abundance of flowers and shrubs, paved patio and a good sized lawn. The property is well maintained yet offers potential for personalisation.

- Lovely 2 bedroom chalet bungalow
- Ground floor bathroom and first floor en suite shower room to master bedroom
- Delightful gardens to front and rear
- Long drive for 4-5 cars leading to garage with remote control door
- Master bedroom with en suite shower room, dressing area and lovely outlook to the rear
- Gas central heating via radiators
- UPVC double glazing
- Immediate vacant possession
- Stannah stair lift fitted and can be left if required

### Accommodation comprises:

#### Ground floor:

Lounge/Dining Room

Kitchen

Bedroom 2 (bedroom 1 on floor plan)

Bathroom

#### First Floor:

Master bedroom with dressing area and en suite shower room

Hobbies room/study (bed 2 on floor plan)

West Moors offers an excellent selection of day to day amenities, whilst Ferndown's town centre is located approximately 2.5 miles away and offers more extensive shopping, leisure and recreational facilities, including the recently opened M&S Food Hall, Ferndown Leisure Centre, and the renowned championship golf course. It is within easy reach of the nearby West Moors Plantation & its many woodland walks, highly commended schools and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. The River Stour and areas of green belt are close by offering diverse wildlife and lovely walks.

### EPC RATING: D

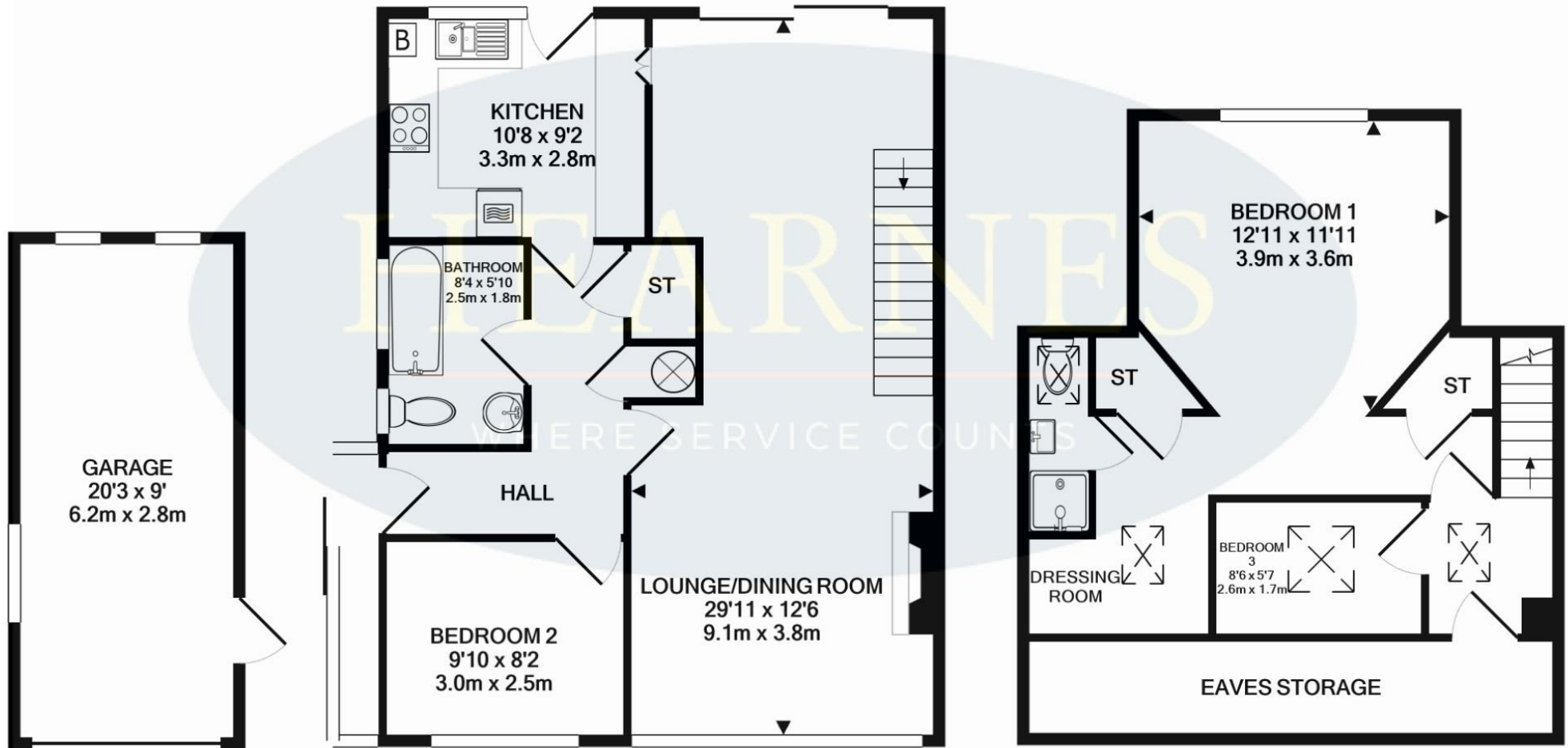
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



# TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.5 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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LOCATED IN REAR GARDEN  
APPROX. FLOOR  
AREA 183 SQ.FT.  
(17.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 675 SQ.FT.  
(62.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 461 SQ.FT.  
(42.8 SQ.M.)

