



HEARNES

WHERE SERVICE COUNTS

**Westwood Avenue, Ferndown
Dorset, BH22 9HL**

FREEHOLD PRICE

£375,000

“A chalet bungalow with a 90ft private rear garden and a single garage, offered with no chain”

This superbly positioned and well-maintained three double bedroom, two bathroom detached chalet bungalow occupies a large and private plot with a 90ft secluded rear garden, a detached single garage and generous off-road parking. Conveniently located less than 500 metres from Ferndown’s town centre and offered with no onward chain.

- **Entrance porch**
- **Entrance hall**
- **Ground floor cloakroom**
- **Kitchen** incorporating ample work surfaces, a good range of base and wall units, recess for a cooker, recess and plumbing for a washing machine, recess for a fridge/freezer, stainless steel one and a half bowl sink unit with drainer, a cupboard housing a wall-mounted gas-fired boiler, a double glazed door leading out to the side driveway and a double glazed window offering a pleasant outlook over the large enclosed rear garden
- 21ft Light and spacious **lounge/dining room** with a gas fire and a staircase rising to the first floor
- **Two ground floor double bedrooms**, one of which has direct access to the rear garden
- **Family bathroom** incorporating a panelled bath with shower over, pedestal wash hand basin and fully tiled walls
- **Master bedroom** located in the loft space, with four double glazed Velux roof windows and a fitted double wardrobe
- Spacious **en-suite bathroom** incorporating a panelled bath, pedestal wash hand basin, wc and a double glazed Velux roof window
- Superb **rear garden** measuring approximately 90ft in length and approximately 35ft in width. Adjacent to the rear of the property there is a large paved patio area with the remainder of the garden predominantly laid to lawn
- Side driveway providing **generous off-road parking** which in turn leads up to a detached single garage
- Good sized area of front garden stocked with many attractive plants and shrubs
- Detached **single garage** with a metal up and over door, light and power
- Double glazing, UPVC fascias and soffits and a gas-fired central heating system with a replacement boiler
- Offered with **no onward chain**

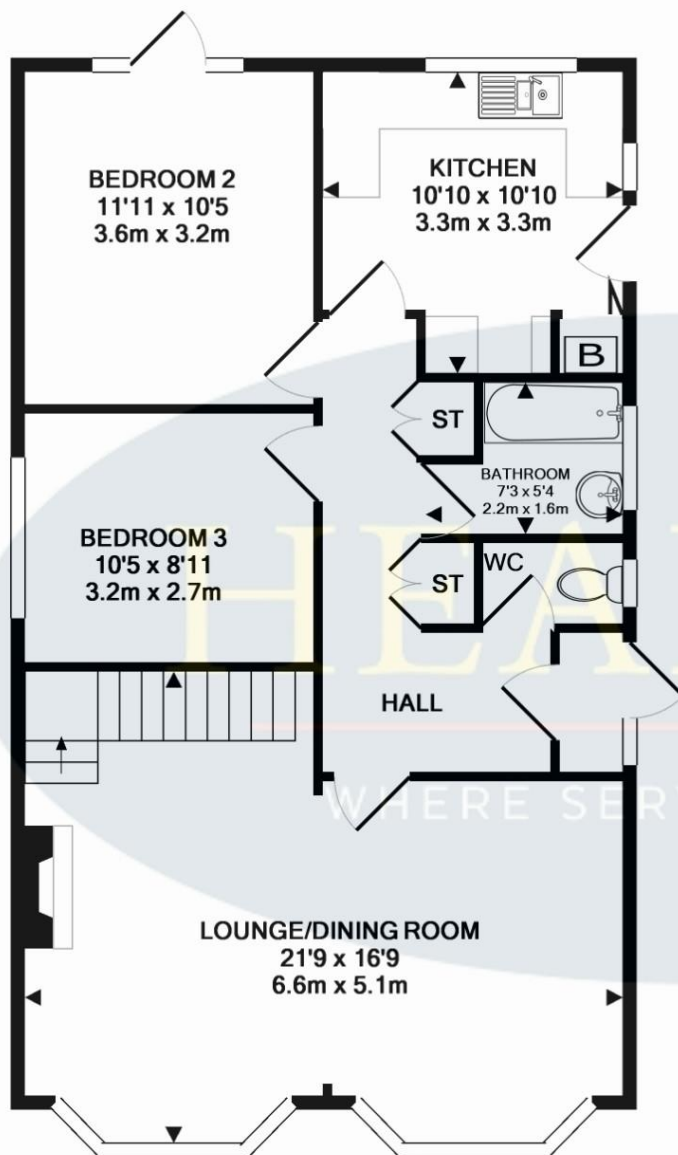
Ferndown offers an excellent range of shopping, leisure and recreation facilities.

COUNCIL TAX BAND: D

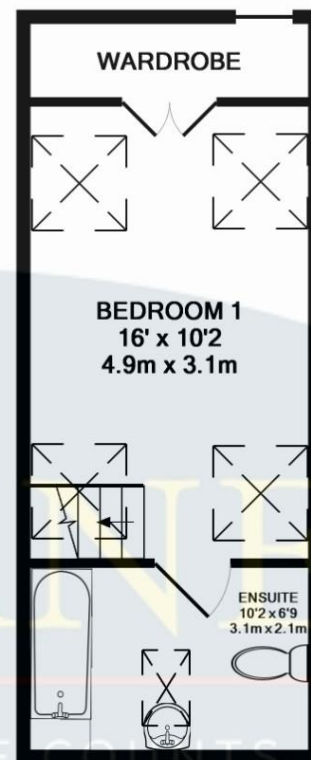
EPC RATING: D

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.

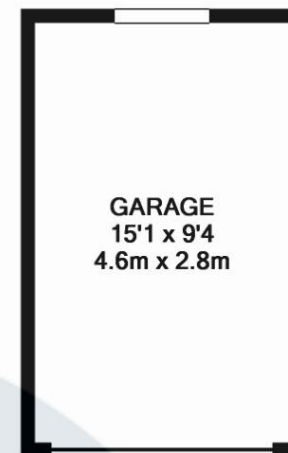




GROUND FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 260 SQ.FT.
(24.2 SQ.M.)



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 140 SQ.FT.
(13.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1188 SQ.FT. (110.4 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

