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Heathlands Avenue
Ferndown, BH22 8RP



Price Guide £500,000

- Detached bungalow
- Desirable location
- Large garden
- Planning to convert to a 3/4 bed chalet
- Quality outbuilding/home office
- Detached garage
- Three bedrooms
- Living room
- Kitchen breakfast room
- Family bathroom

Enjoying a highly desirable residential location on the border of Ferndown and West Parley is this three-bedroom detached bungalow with a benefit of 100-foot-long private rear garden.

The bungalow would benefit from a little updating but has planning permission granted to be substantially extended into a 3/4-bedroom chalet offering the exciting potential for a new owner to create their own rather special new home.

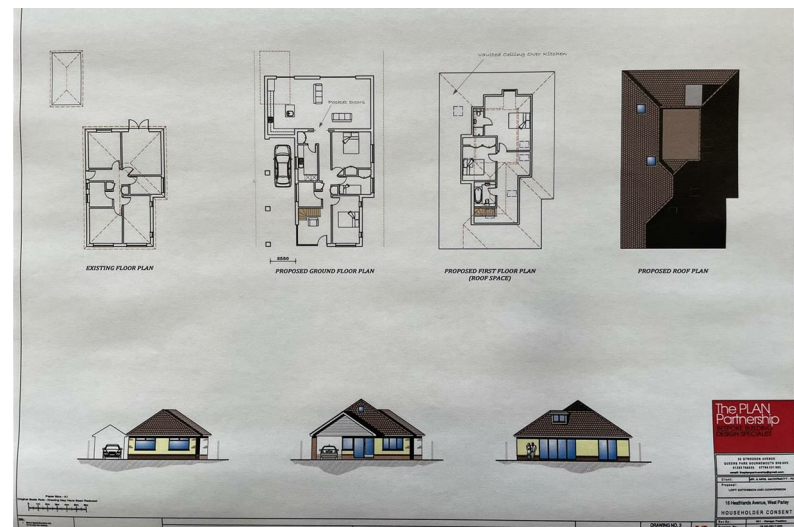
Another feature is the quality detached garden studio Annex that can be found at the bottom of the garden offering excellent work from home or income potential.

The bungalow itself offers a living room located at the rear of the bungalow with French doors that overlook and open out to the rear garden.

Also located at the rear of the bungalow is the good-sized kitchen breakfast room.

The two large double bedrooms are located at the front of the bungalow and the third single bedroom is located on the side of the bungalow with a side aspect.

The bungalow is served by a spacious family bathroom with a suite that includes a corner bath and separate shower cubicle.



Outside to the front there is a good-sized front garden and driveway, providing off-road parking for numerous cars and leading up to a detached garage with power and light measuring 16' x 8' approx.

As previously mentioned, the rear garden is a particular feature of the bungalow being 100 feet in length and enjoying a high degree of privacy.

The outbuilding located at the end of the garden is insulated with French doors and measures 17'x 12' approx. and is fitted with power, light, telephone and Internet connection and has a separate WC.

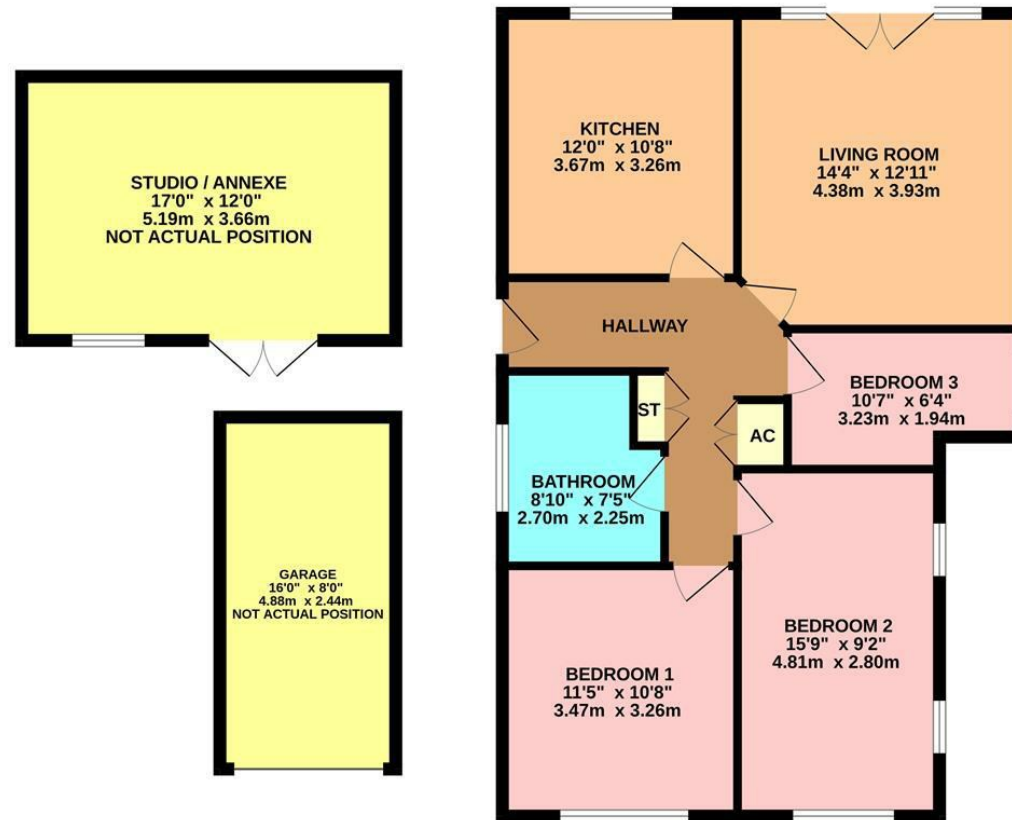
PLANNING PERMISSION can be viewed under the planning application search on the Christchurch and East Dorset website: - 3/17/2742/HOU Planning commission granted to raise roof to provide first floor accommodation in the roof space with rear and side extensions (Demolish existing garage).

EPC Rating: D

Council Tax Band: E



GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local services available

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