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ELFIN DRIVE
FERNDOWN, BH22 9QG



GUIDE PRICE £475,000

NO FORWARD CHAIN - Enjoying a highly desirable location at the end of this peaceful cul-de-sac, this exceptionally spacious three bedroom detached bungalow comes with a detached double garage and is offered for sale with **NO FORWARD CHAIN**.

The bungalow has been well cared for over the years and is a credit to its previous owner but now requires updating and offers the exciting potential to be remodelled and modernised to create a special new home.

AGENTS NOTE: The property is offered for sale with the benefit of no onward chain and does require refurbishment but offers great potential and all importantly is in a great location. Two convenience stores are located within a short walking distance and also this property is conveniently located close to Ferndown town centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Bournemouth international airport is less than four miles away. For the keen golfer, one of Dorset's premier golf clubs is less than half a mile away. Ferndown town centre offers a variety of shops including large supermarkets, theatre/social centre, sports centre and other recreational facilities.

Energy Performance Rating D
Council Tax Band E



The bungalow features a spacious, light and bright, living room and dining room which are located at the rear of the property overlooking the south facing rear garden.

Adjoining the dining room is the impressively spacious Kitchen breakfast room which lends itself to having the wall removed between the breakfast room and the dining room to create an impressive dual aspect front to rear kitchen diner.

Bedroom one is a good sized double bedroom with a window overlooking the rear garden. Bedroom two is another double bedroom with a window to the front aspect. Bedroom three is a good sized single bedroom again with a window to the front aspect.

The bungalow is served by a bathroom plus there is a separate modern cloakroom.

Outside a spacious driveway provides off-road parking for several vehicles and leads up to a detached double garage.

The small rear garden enjoys a south facing aspect and is fully enclosed and easy to manage and maintain.

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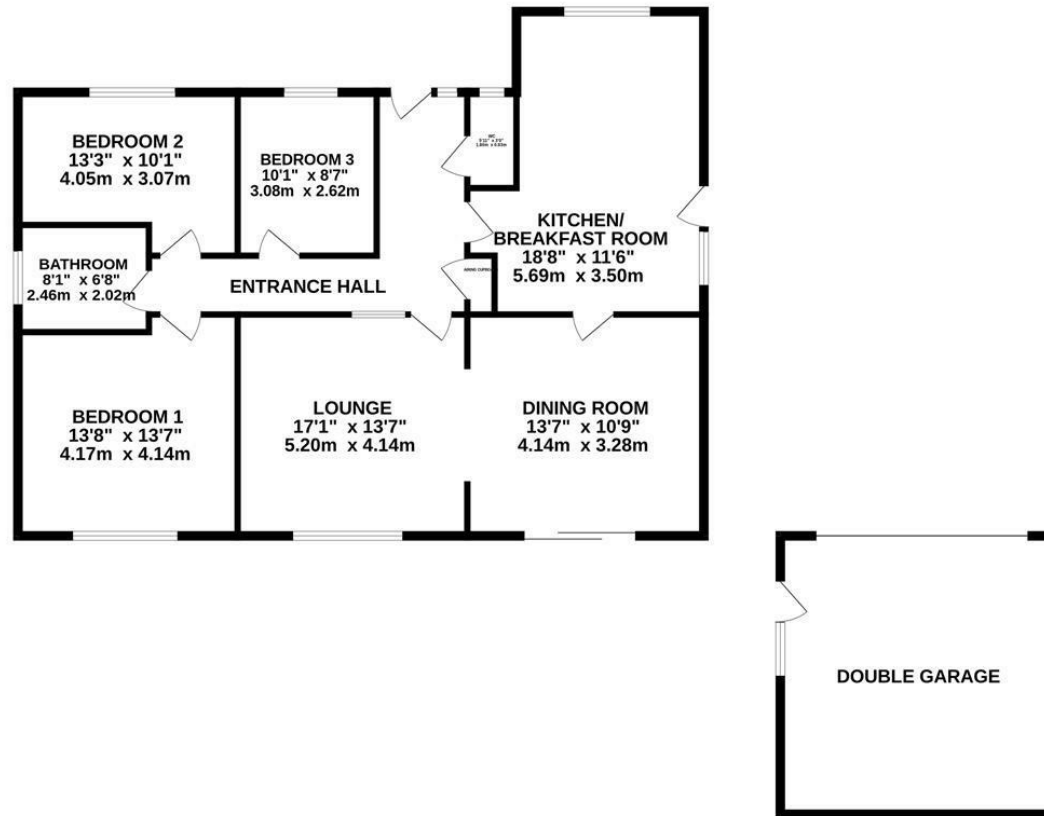
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GROUND FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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