

*Local expertise with powerful national marketing*

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WOLLATON ROAD  
FERNDOWN, BH22 8QR







# GUIDE PRICE £550,000

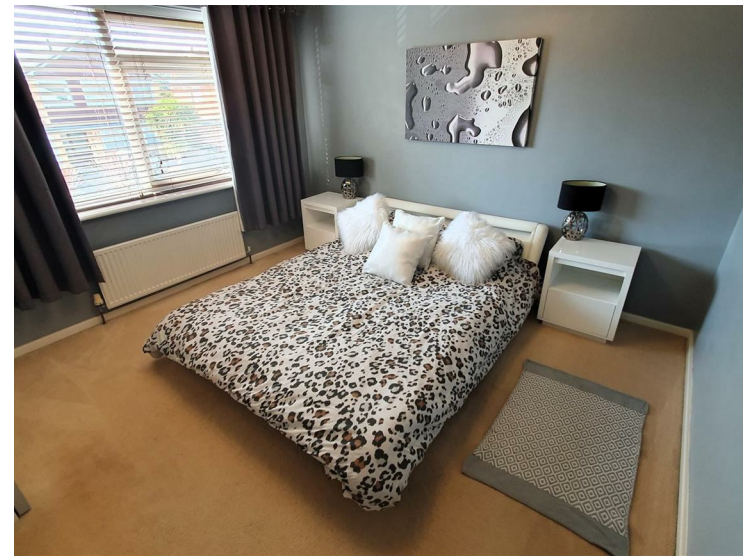
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This wonderful, DETACHED family home is situated on the popular 'Dare Estate', in the delightful area of Ferndown. Located within easy access of nearby NATURE RESERVES & its many WOODLAND WALKS, highly COMMENDED SCHOOLS and easy access routes to both Bournemouth and neighbouring market towns of Ringwood & Wimborne. Ferndown town centre has an excellent range of shopping, leisure & recreational facilities including the M&S Food Hall, leisure & fitness centre and theatre/social centre. For the keen golfer, several premier golf clubs are only a short drive away.

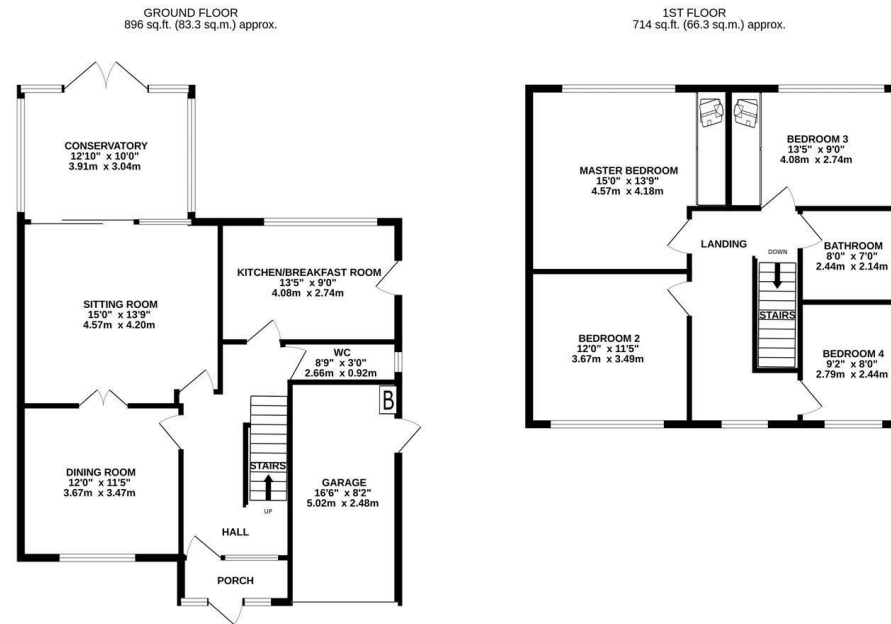
Internally the property boasts a downstairs cloakroom, modern kitchen overlooking the rear garden, two spacious reception rooms, conservatory with a lovely view out to the garden, four large bedrooms and a modernised contemporary family bathroom.

Externally there is a single garage and double width driveway. Enjoying a good degree of privacy, the rear garden is an attractive well established space.

Energy Performance Rating C  
Council Tax Band E



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TOTAL FLOOR AREA: 1610 sq.ft. (149.6 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.  
Made with Metropix i2024

## Ferndown Office

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