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**NEW ROAD**

FERNDOWN, BH22 8EJ



# GUIDE PRICE £640,000

NEW INSTRUCTION - SUBJECT TO PROBATE – GREAT POTENTIAL - Don't miss this superb opportunity to make this substantial three bedroom DETACHED BUNGALOW your own. Sitting on a GENEROUS PLOT in a none-estate location within the delightful area of Ferndown you'll have easy access to local amenities, schools, and green spaces providing the perfect balance of convenience and relaxation.

This charming bungalow offers great potential to extend, modernise or indeed develop (STPP).

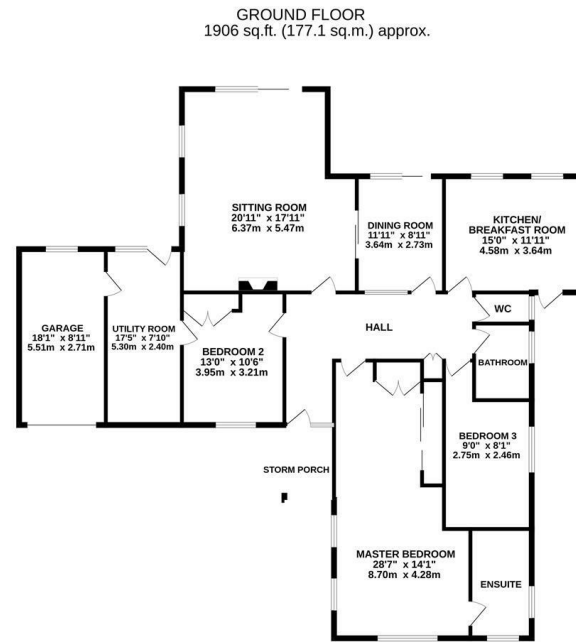
Internally the property features a large, bright and spacious hallway, bathroom and separate cloakroom, fantastic sized dual aspect lounge and formal dining room both with views and access out to the rear garden, a kitchen/breakfast room with integrated appliances and plenty of space for a table and chairs and three double bedrooms. The vast master bedroom has the benefit of built-in wardrobes and en-suite shower room. Also with built-in wardrobes, bedroom two has access to the utility room and garage with electrically operated up and over door, power and light.

Externally at the front, in addition to a large area of lawn with mature planting, an extensive driveway provides parking for multiple vehicles. At the rear enjoying a great deal of sunshine due to its Southerly facing direction, the rear garden is extremely well kept and established. A recessed area at the rear of the garden is the perfect place for the shed and compost area.

Energy Performance Rating C  
Council Tax Band E



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TOTAL FLOOR AREA: 1906 sq.ft. (177.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and windows have not been taken and are approximate and are intended to give a general impression of the dimensions. The actual floor area, wall area and window area may vary from the above figures. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency over the years.  
Made with Metaplan C2024

## Ferndown Office

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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.