

GLENDAL AVENUE  
FERNDOWN, BH22 9LF







# OFFERS OVER £650,000

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- DETACHED BUNGALOW
- 4/5 BEDROOMS
- WELL APPOINTED SITTING ROOM
- DINING ROOM
- EN-SUITE & LARGE FAMILY BATHROOM
- KITCHEN BRAKFAST ROOM
- DRIVEWAY & CARPORT
- GENEROUS TANDEM GARAGE/WORKSHOP
- LARGE LANDSCAPED REAR GARDEN
- END OF CUL DE SAC POSITION

Located in a tranquil CUL-DE-SAC on Glendale Avenue, this splendid FOUR/FIVE BEDROOM DETACHED BUNGALOW is located in a tranquil cul-de-sac. As you approach the property, you are greeted by a large and attractive brick paviour driveway, which provides ample parking space and leads to a convenient carport and a GENEROUS TANDEM GARAGE/WORKSHOP, ideal for those with hobbies or requiring extra storage.





Upon entering, you will find a welcoming hallway that leads to a well-appointed sitting room, featuring a charming open fire and direct access to the beautifully landscaped rear garden. The spacious dining room boasts a dual aspect, allowing natural light to flood the space, making it perfect for entertaining. The modern fitted kitchen is designed with practicality in mind, complete with a breakfast table area for casual dining.

The main bedroom offers delightful views over the rear gardens and includes a well-sized ensuite shower room. The bungalow also features three additional double bedrooms, all served by a generously proportioned family bathroom, ensuring ample space for family and guests alike. For those who may not require a fifth bedroom, a separate study room provides a versatile option for a home office or additional living space.

The rear garden is a true highlight, featuring several landscaped areas that create a serene outdoor retreat. A central lawn is complemented by gravelled pathways that meander through to a larger lawned area, complete with an ornamental pond, perfect for relaxation and enjoying the beauty of nature.

This exceptional property combines spacious living with a peaceful setting, making it an ideal family home.

#### Additional Information

Agent Note: There is no supporting paperwork for the electrics or garage roof.

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations: Lateral living, level access

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway, garage & carport

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website







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.



## Ferndown Office

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