

EDWARDS
ESTATE AGENTS



HOWE LANE
VERWOOD, BH31 6JE



GUIDE PRICE £575,000

- NO FORWARD CHAIN
- DETACHED FAMILY HOME
- INCOME POTENTIAL
- TWO SELF CONTAINED ANNEXES
- IDEAL MULTI-GENERATIONAL LIVING
- WORKING FROM HOME SPACE
- GARAGE WITH THROUGH DOORS
- FOUR BEDROOMS
- GOOD SIZED REAR GARDEN
- LARGE DRIVEWAY

A unique four bedroom detached bungalow with TWO SELF CONTAINED ANNEXES, perfect for multi-generational living. Howe Lane is a PEACEFUL unmade road just a short walk from VERWOOD TOWN CENTRE and its amenities.



Spacious in size, the kitchen/dining room is definitely the heart of the home. With plenty of space for a dining table and chairs, there is a lovely view and access out to the rear garden and patio.

The property offers four bedrooms.

With their own front doors, there is also access to both annexes via the entrance hall. Both are self contained living spaces, making them perfect for multi-generational living allowing family members to live independently. They would also be great for working from home or generating additional income potential.

The through garage has double opening doors both ends allowing easy access through to the rear. Large enough to comfortably offer off road parking for several cars, the driveway can also accommodate a motorhome, caravan or boat.

Externally, the sunny rear garden is mainly laid to lawn and patio, offering an extremely high degree of seclusion and privacy.

Additional Information

Energy Performance Rating C

Main Property Council Tax Band E

Annex Council Tax Band A

Tenure: Freehold

Accessibility / Adaptations: Lateral living

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

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

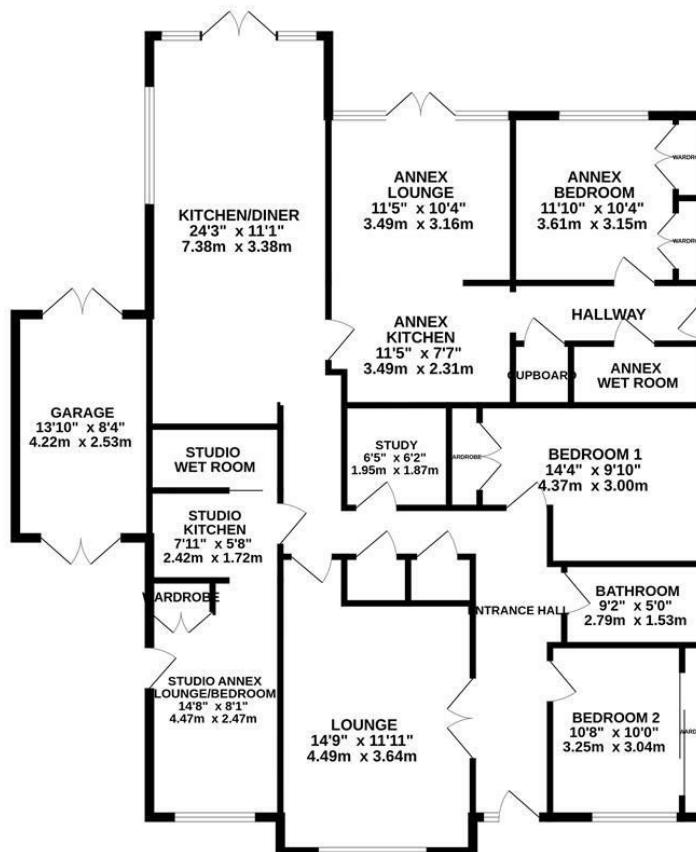
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1700 sq.ft. (158.0 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (158.0 sq.m.) approx.
Whilst every effort is made to ensure the accuracy of the floorplan, these 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.

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.

EDWARDS
ESTATE AGENTS



Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardestates.com
01202 855595