

EDWARDS  
ESTATE AGENTS



ST. GEORGES DRIVE  
FERNDOWN, BH22 9EF



# GUIDE PRICE £465,000

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- NO FORWARD CHAIN
- PROBATE GRANTED
- DETACHED BUNGALOW
- QUIET CUL DE SAC
- 2 DOUBLE BEDROOMS
- KITCHEN/DINER
- LARGE FORMAL LOUNGE
- WESTERLY FACING REAR GARDEN
- WALKING DISTANCE OF TOWN CENTRE
- PRIVATE DRIVEWAY & GARAGE

Located in the tranquil cul-de-sac of St. Georges Drive, this charming **DETACHED BUNGALOW** offers **TWO SPACIOUS DOUBLE BEDROOMS** and **TWO WELL-APPOINTED BATHROOMS**, this property is perfect for those seeking a serene lifestyle without compromising on accessibility to local amenities.



Upon entering, you are greeted by a well-presented kitchen/diner. The large formal lounge provides a welcoming space to relax and unwind, bathed in natural light. The layout of the bungalow is thoughtfully designed, ensuring a harmonious flow throughout the living areas.

One of the standout features of this property is the beautifully maintained westerly facing rear garden. This outdoor space is perfect for enjoying sunny afternoons and comes complete with a detached summer house, offering a versatile area for hobbies or relaxation. Additionally, the property includes a driveway and garage, providing ample storage or parking options.

With no forward chain, this bungalow is ready for you to move in and make it your own. Its prime location allows for easy access to the town's amenities, making it an ideal choice for those who appreciate both peace and convenience. This property is a rare find and is sure to attract interest, so do not miss the opportunity to view this lovely home.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: D

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

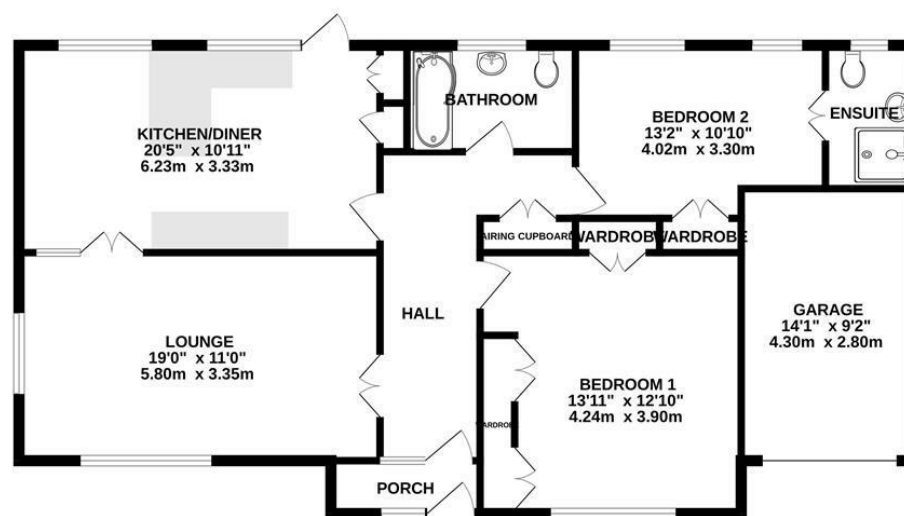
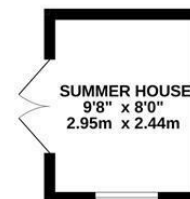
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595