



**10 Morden Avenue**  
Ferndown BH22 8HT  
**GUIDE PRICE £600,000**





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FREEHOLD

**A hidden gem!**  
This very rarely available two double bedroom detached bungalow is tucked away in a peaceful yet central location in Ferndown. Positioned centrally on an incredibly secluded and pretty plot the layout of this property is versatile whilst offering a huge amount of scope for those looking to extend.

In addition to a wonderful garden, that is perfect for those who like to entertain, there is a summer house and a former double garage with electric door that has been converted into a home office/studio with a partition wall to a separate storage area at the front of the garage.

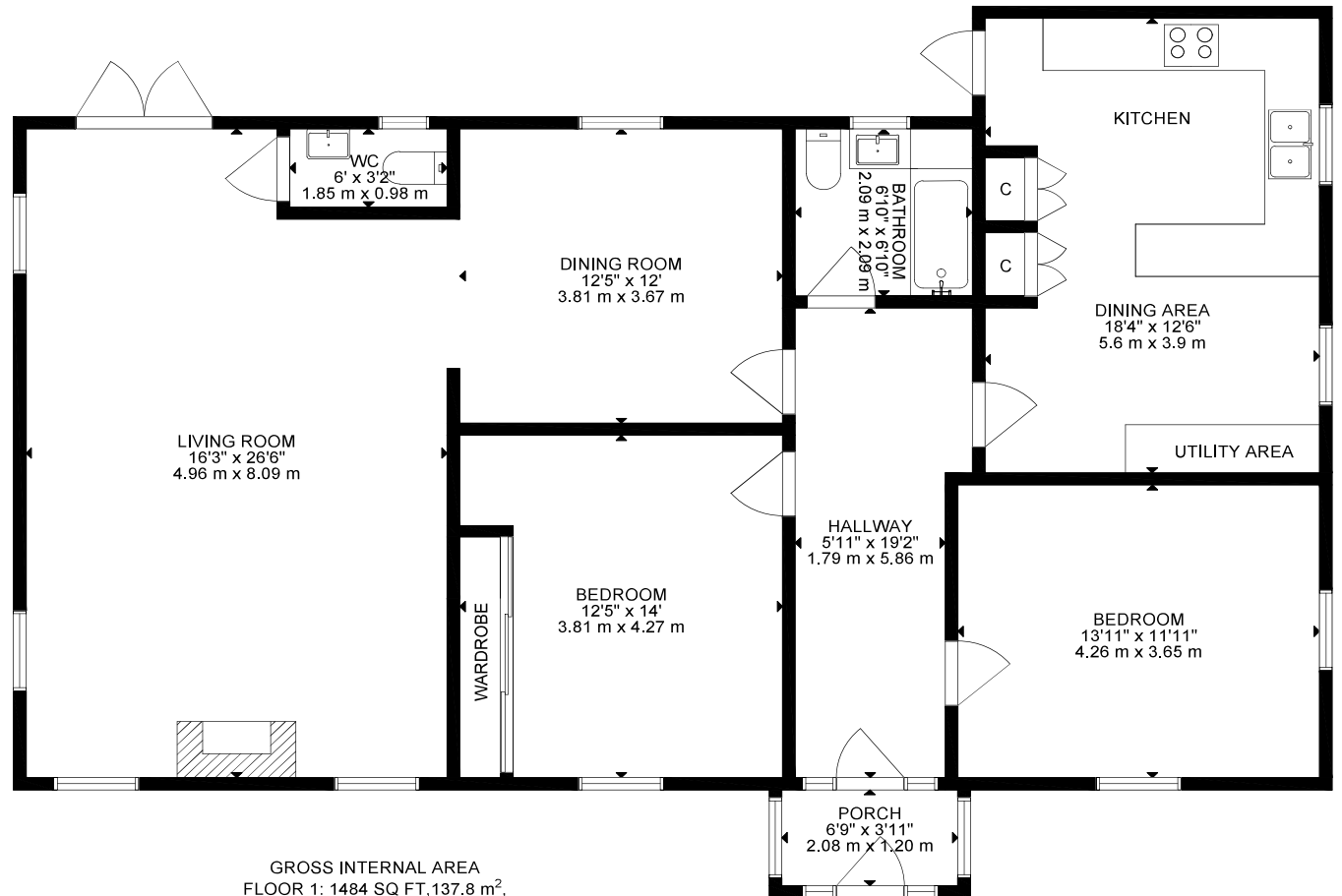
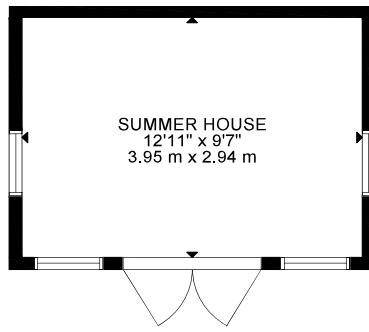
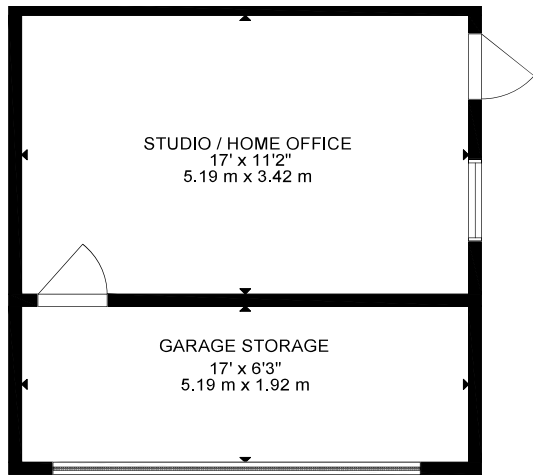
Stunning Plot  
Character Features  
Detached Bungalow  
Two Double Bedrooms  
Kitchen/Diner  
Double Garage  
Immaculate Throughout  
Parking For Several Vehicles  
Wonderful Garden With Summerhouse  
Potential To Extend  
Guest Cloakroom  
EPC TBC | Council Tax Band E

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GROSS INTERNAL AREA  
FLOOR 1: 1484 SQ FT, 137.8 m<sup>2</sup>,  
SUMMER HOUSE: 118 SQ FT, 11 m<sup>2</sup>, HOME OFFICE: 182 SQ FT, 17 m<sup>2</sup>,

TOTAL: 1784 SQ FT, 175.7 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## LOCATION

Morden Avenue is a very popular, quiet residential location just a short walk from Ferndown town centre and close to a range of amenities including an M&S Foodhall. There are bus routes within a short walk giving you easy access to Bournemouth, Poole and Wimborne all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car.

Winkworth Ferndown

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