

Christopher
Batten



Foxton, 21 Huntingdon Drive
Merley, Wimborne, BH21 1TD
£450,000 Freehold



A beautifully presented 2 double bedroom detached bungalow, situated at the head of a small cul-de-sac, with a superb south-west facing rear garden, within easy walking distance of local shopping amenities and facilities.

The property benefits from a newly fitted Wren kitchen, a conservatory, fitted furniture in both bedrooms, a garage with an electric roller door, gas central heating, UPVC double glazing, and neatly maintained, well stocked gardens.

Bus services run to the market town of Wimborne (about 1.5 miles away) which provides many amenities, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

Enclosed Entrance Porch

'L' shaped living/dining room

Stone fireplace with an inset contemporary style electric fire. Double glazed patio doors lead to the -

Conservatory

Double glazed French doors to the rear garden.

Central hallway

Karndean flooring. Airing cupboard housing the Glow-worm gas central heating boiler. Access, via retractable ladder, to the loft space.

Cloakroom

WC, wash hand basin and fully tiled walls.

Kitchen

The newly fitted Wren kitchen features high gloss units, ample worktops, integrated washer/dryer, Bosch dishwasher, ceramic hob, cooker hood above, Bosch electric oven, and fridge-freezer. There is a double glazed door to outside.





Bedroom One

Fitted bedroom furniture.

Bedroom Two

Fitted bedroom furniture.

Shower Room

Corner shower, WC, wash basin, towel radiator and fully tiled walls.

Outside

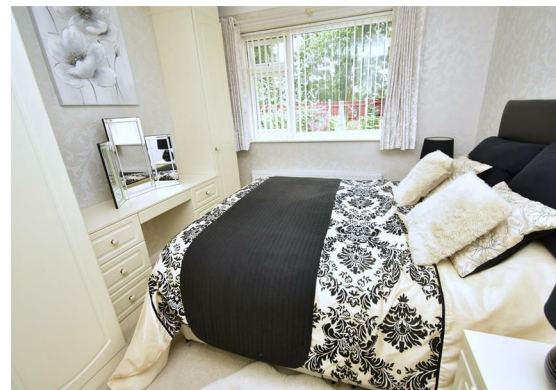
The bungalow stands in a slightly elevated position. A driveway, providing off road parking, is flanked by shrub beds, and leads to the garage.

Integral garage

Electric roller door, lighting and power points.

The rear garden

A side gate leads to the south westerly facing rear garden which is nicely enclosed by brick and timber fencing, and has a block paved terrace, lawn, flower and shrub borders with low picket fence edging and 2 sensor lights. The property adjoins an open recreational area.



Directions

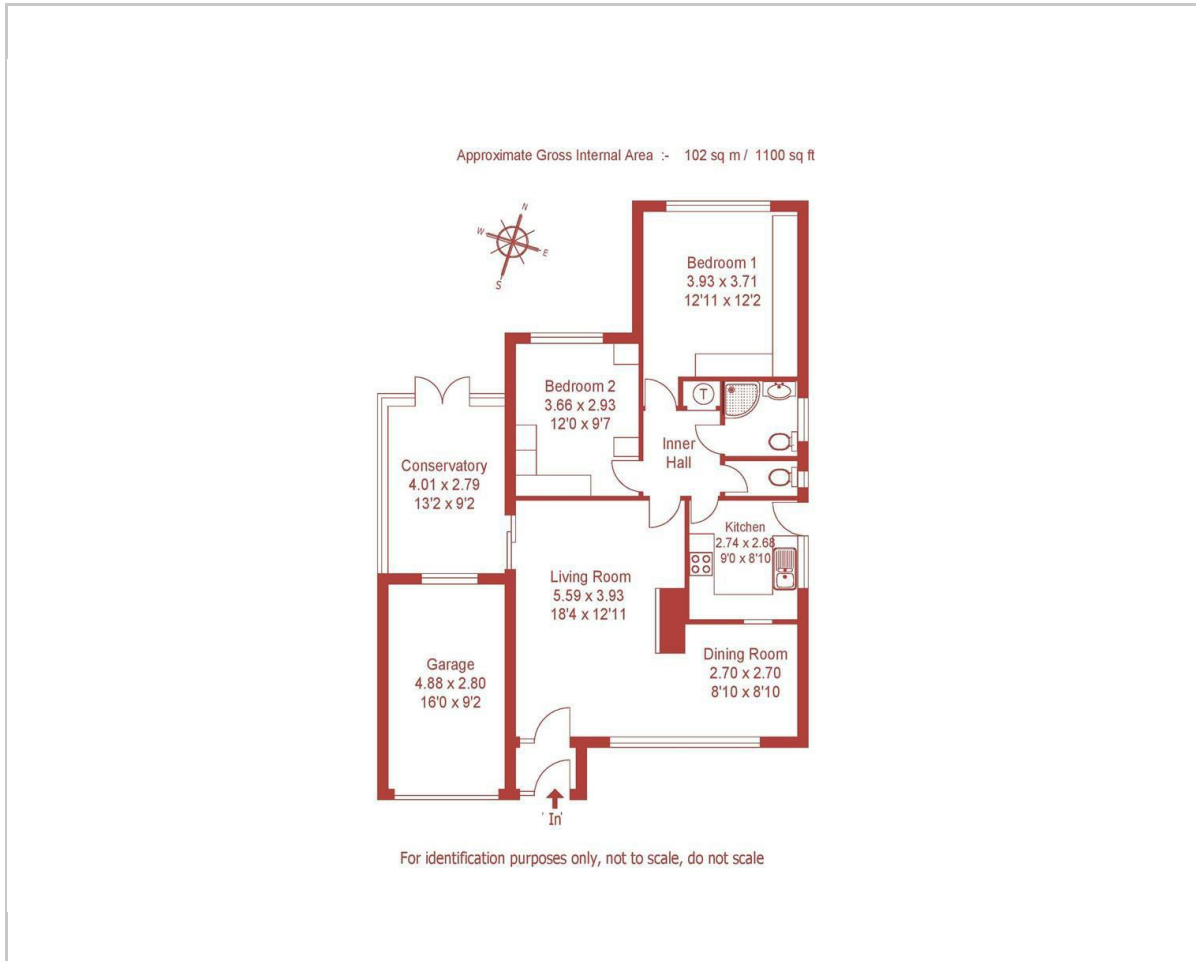
From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane. At the T-junction, turn left into Merley Lane, and right into Merley Gardens. Take the second turning on the left into Huntingdon Drive.

Council Tax

Band D



Floor Plan



Viewing

By prior arrangement through Christopher Batten

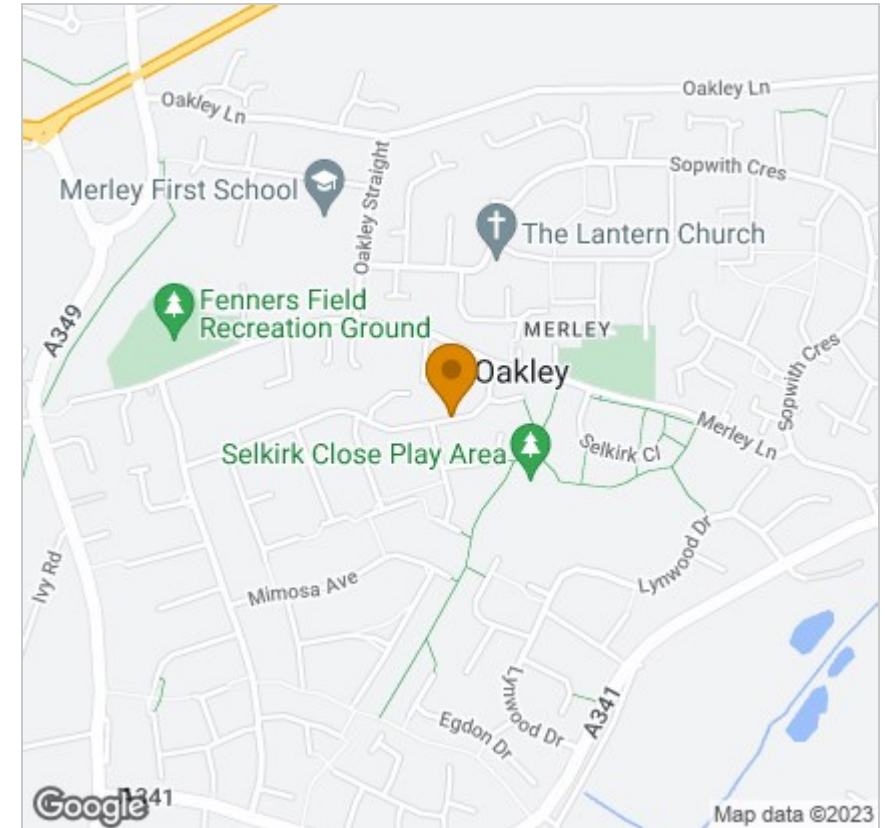
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Area Map



Energy Efficiency Graph

