



40 Church Road

Ferndown BH22 9EU

Offers In Excess Of £500,000





**OFFERS IN EXCESS OF £500,000
FREEHOLD**

This delightful, modern three double bedroom, two bathroom detached house is positioned less than 500 metres from the facilities along Ferndown high street, yet is tucked away in a peaceful setting with a secluded garden and a detached garage.

The current owners have created a wonderful home with a luxury finish that has a versatile layout and the addition of a stylish garden room with bi-folding doors directly onto the garden.

The property is the perfect mix of convenience and easy maintenance!

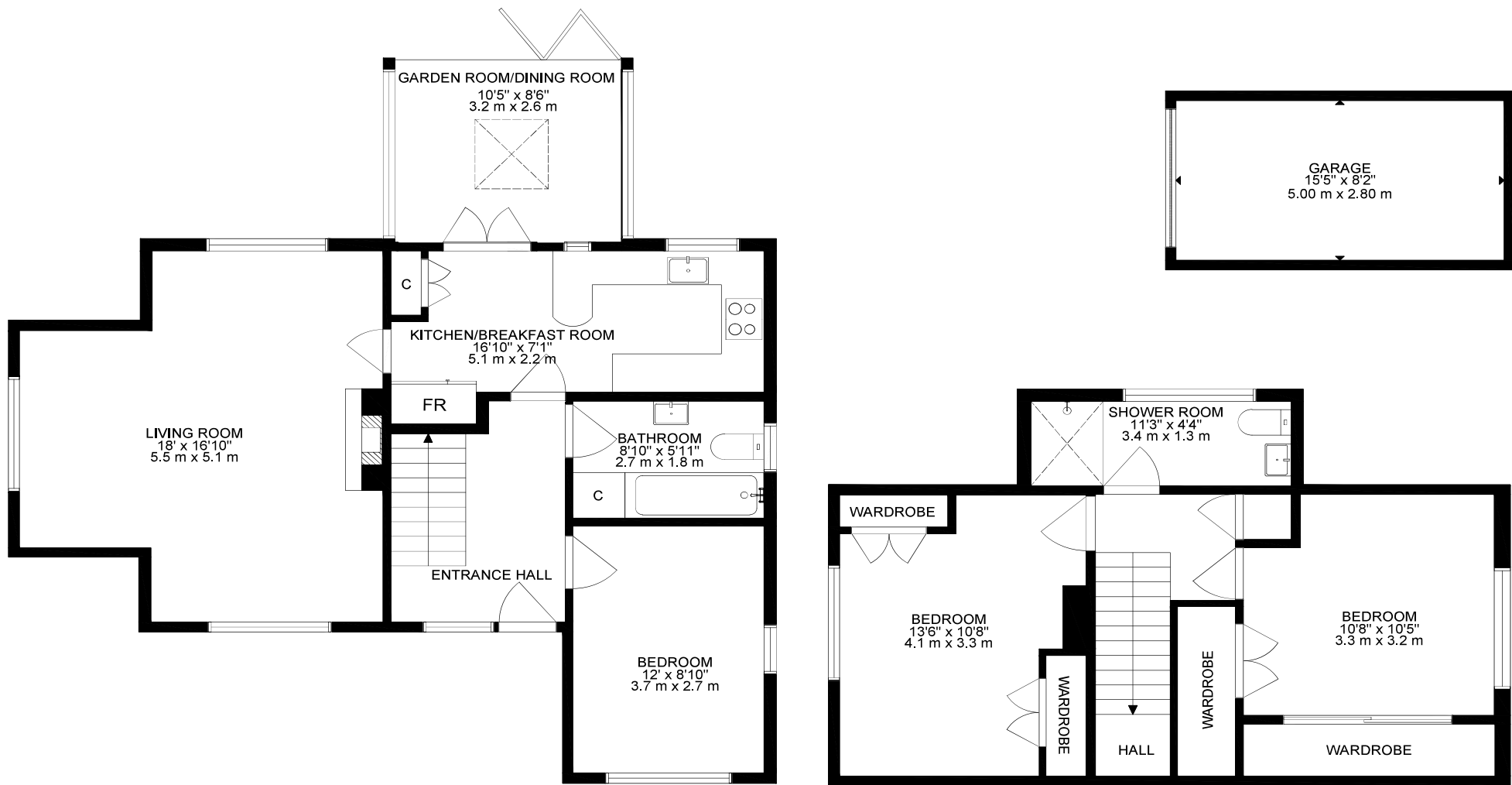
**Kitchen/Breakfast Room
Two Bathrooms
Central Ferndown
Three Double Bedrooms
Detached
Two Reception Rooms
Driveway For Several Vehicles
Luxury Modernised House
Detached Garage
Well Maintained Secluded Garden**

EPC D | Council Tax Band D

01202 434365

ferndown@winkworth.co.uk





GROSS INTERNAL AREA
 FLOOR 1: 713 SQ FT, 66 m², FLOOR 2: 421 SQ FT, 39 m²
 GARAGE: 142 SQ FT, 13 m²
 TOTAL: 1276 SQ FT, 118 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



LOCATION

Less than a five minute walk from Ferndown town centre, which has a range of shops, cafes and amenities including an M&S Foodhall. Ferndown Schools are within walking distance and there are bus routes close by giving you easy access to Bournemouth, Poole & Wimborne all of which have an excellent range of shops, bars, restaurants and leisure facilities. Ferndown championship Golf Course is conveniently located nearby, award winning sandy beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton and London.

Winkworth Ferndown

406 Ringwood Road, Ferndown, Dorset, BH22 9AU

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