



**Heathlands Avenue**  
West Parley, Ferndown BH22 8RP  
**Guide Price £475,000**

**Winkworth**





**GUIDE PRICE £475,000**  
**FREEHOLD**

**This well maintained two double bedroom detached bungalow is positioned in a popular area of West Parley, benefiting from no onward chain and a large conservatory with a utility area.**

**The property has light and spacious accommodation and externally offers off road parking for several vehicles, a detached garage with wc and an insulated garden home office/studio situated at the top of the lovely rear garden.**

Detached Bungalow  
Sought After Location  
Two Double Bedrooms  
Well Maintained Throughout  
Conservatory With Utility Area  
Lovely Secluded Garden  
Detached Garage/Workshop With WC  
Insulated Garden Home Office/Hobbies Room  
Off Road Parking For Several Vehicles  
No Onward Chain

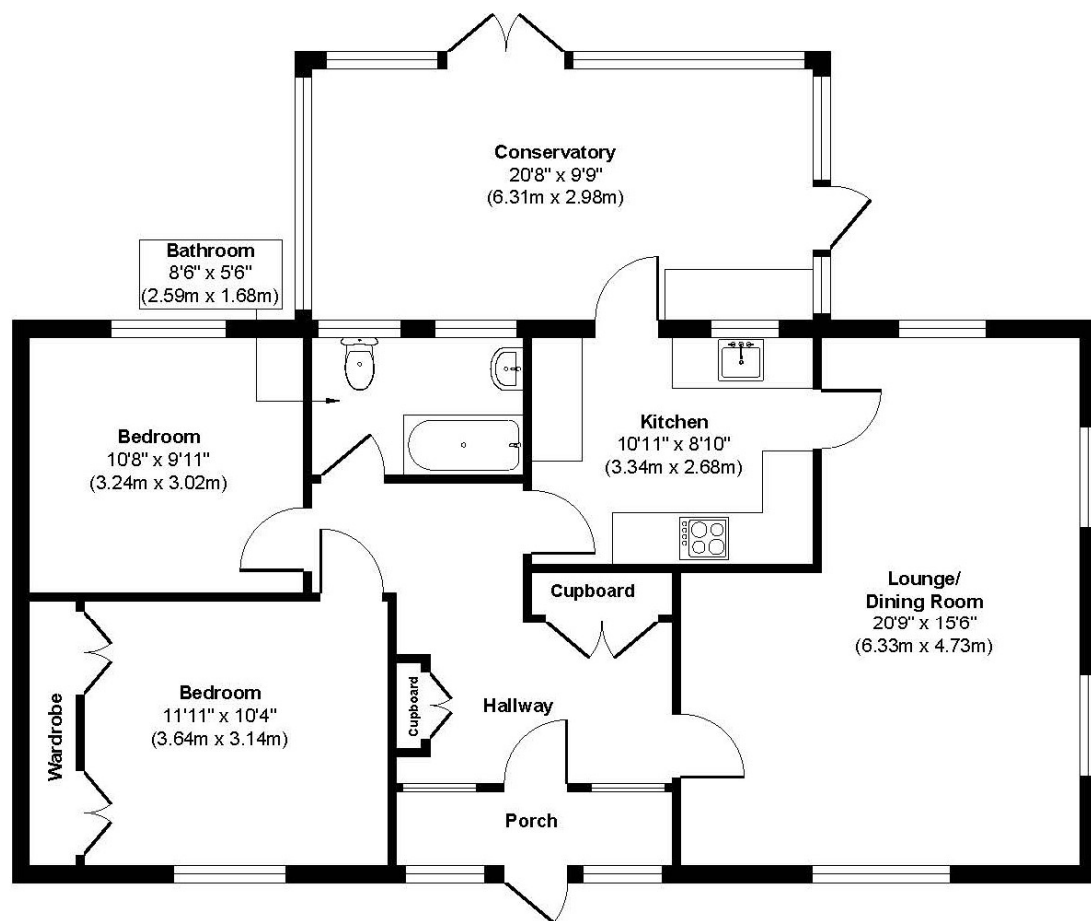
EPC C | Council Tax Band D

01202 434365  
ferndown@winkworth.co.uk

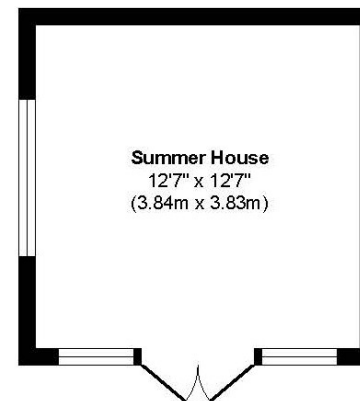




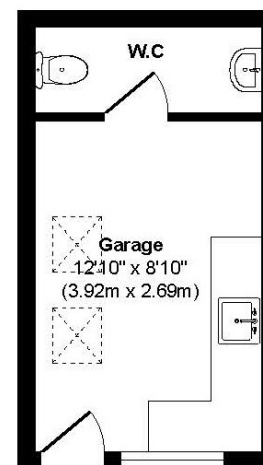
## Heathlands Avenue



**Approximate Floor Area**  
**1042 sq. ft**  
**(96.76 sq. m)**



**Outbuilding**  
**Approximate Floor Area**  
**158 sq. ft**  
**(14.70 sq. m)**



**Garage**  
**Approximate Floor Area**  
**146 sq. ft**  
**(13.53 sq. m)**

**Approx. Gross Internal Floor Area 1346 sq. ft / 124.99 sq. m**  
**Illustration for identification purposes only, measurements are approximate and not to scale.**





## LOCATION

Positioned in a very desirable residential area of West Parley, walking distance of local shops and just two miles from Ferndown town centre. Within catchment of Ferndown Schools 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 Wimborne, as well as Bournemouth & Poole, all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy beaches are twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond.

## Winkworth Ferndown

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# Winkworth