



**Sylvan Close**

St Leanards, BH24 2RA

**GUIDE PRICE £500,000**

**Winkworth**





**GUIDE PRICE - £500,000  
FREEHOLD**

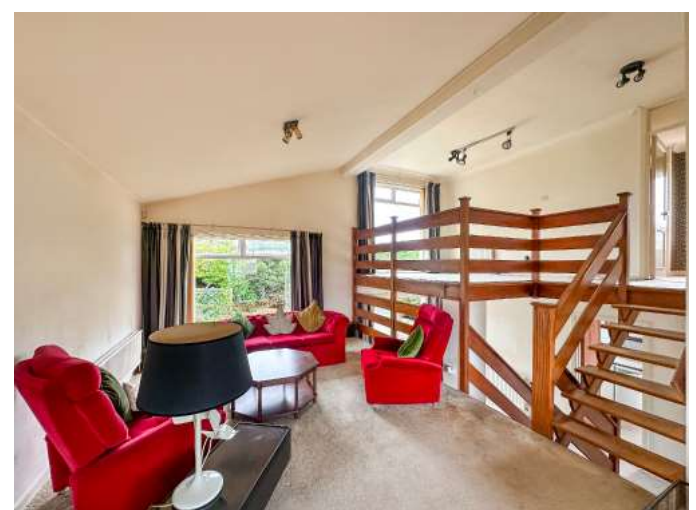
**This three double bedroom detached house is positioned in a sought after cul-de-sac on the borders of St Leonards and Ringwood, whilst in need of modernisation throughout the property has lots of potential to be transformed into a wonderful home with a lovely, secluded garden. Further benefits include an integral double garage with electric door and driveway.**

Detached House  
Double Integral Garage  
Driveway  
No Onward Chain  
Sought After Cul-de-Sac  
Very Secluded Garden  
Lots Of Reception Space  
In Need Of Modernisation  
Guest WC

EPC TBC | Council Tax Band E

01202 434365  
ferndown@winkworth.co.uk



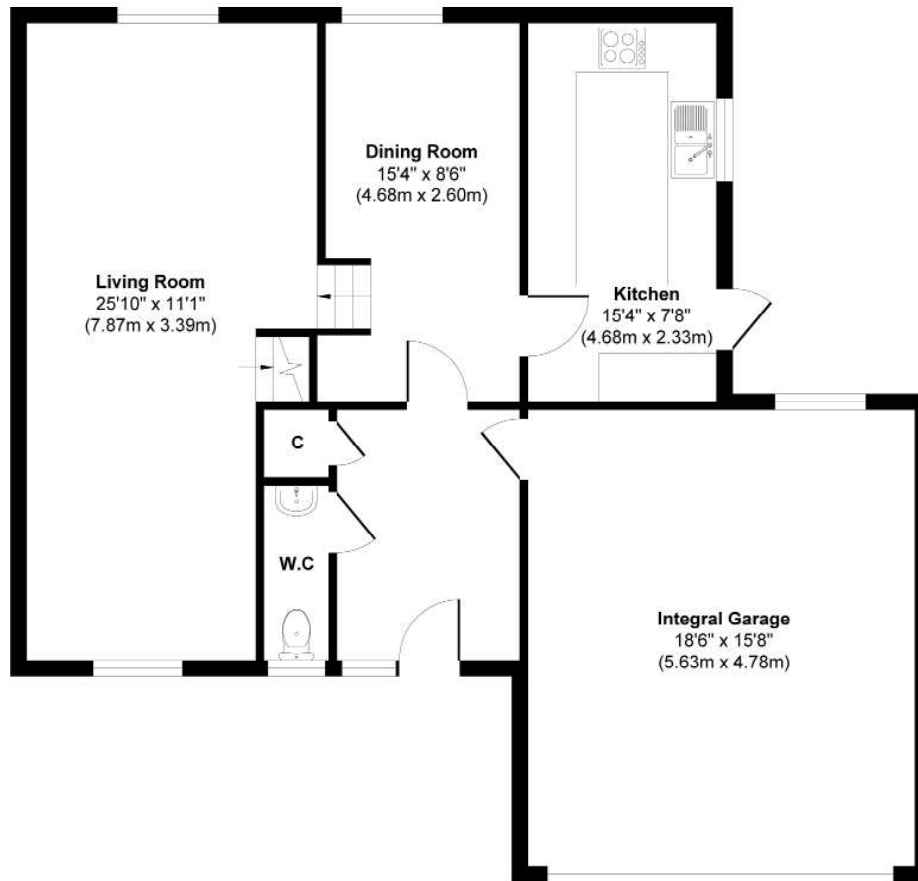




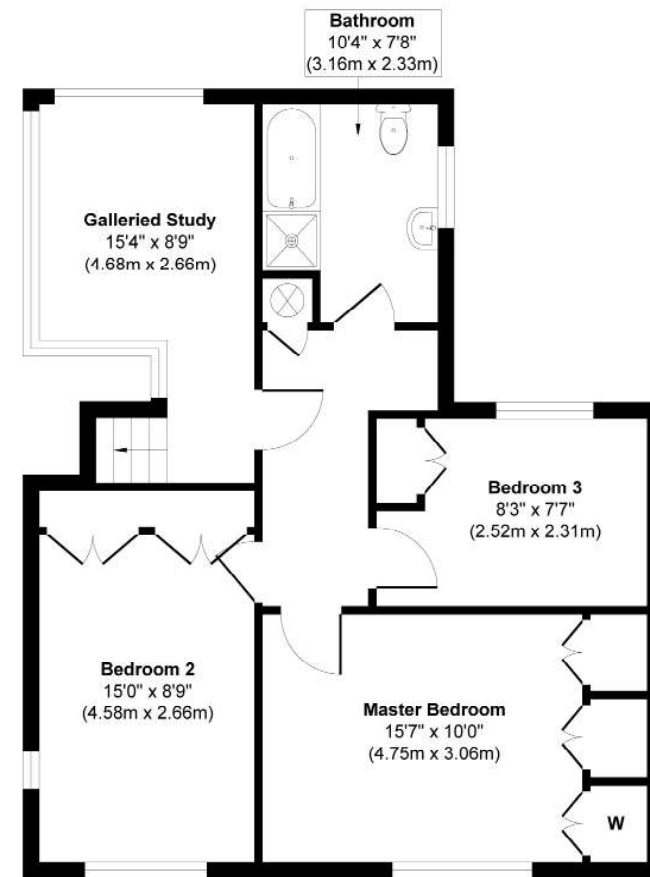




## Sylvan Close



**Ground Floor**  
**Approximate Floor Area**  
**934 sq. ft**  
**(86.76 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**625 sq. ft**  
**(58.09 sq. m)**

**Approx. Gross Internal Floor Area 1559 sq. ft / 144.85 sq. m.**

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any errors, omission, miss-statement or use of data show.

**Produced by Home Focus Studio LTD**



## LOCATION

Positioned in a sought after cul-de-sac on the outskirts of the historic market town of Ringwood on the Hampshire/Dorset borders. The area offers a range of local facilities including a Marks and Spencer's convenience store, Recreation Park and Tennis Club. Moors Valley Country Park and the protected heathland and woods of Avon Heath are all easily accessible. The A31 provides highly convenient transport links to Ringwood and Ferndown which both provide comprehensive shopping, leisure, and educational facilities. Additionally, Bournemouth (12 miles), Southampton (16 miles) and Salisbury (18 miles), are all easily accessible, plus the New Forest National Park is within three miles distance.

## Winkworth Ferndown

406 Ringwood Road, Ferndown, Dorset, BH22 9AU

01202 434365 | [ferndown@winkworth.co.uk](mailto:ferndown@winkworth.co.uk)

[winkworth.co.uk/ferndown](http://winkworth.co.uk/ferndown)

**Winkworth**