



8 Fernlea Avenue
Ferndown BH22 8HE
Guide Price £585,000





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FREEHOLD

This superbly presented and very spacious two/three bedroom detached house is positioned on a very sought after residential road, less than a five minute walk from the amenities along Ferndown High street. Featuring an extended modern Kitchen/Diner day room with underfloor heating and direct access onto the garden, three bathrooms and a utility room.

Further benefits include a secluded south facing rear garden, paved driveway, 25ft garage with workshop area and no onward chain.

**Kitchen/Diner With Underfloor Heating
Detached House**

Immaculate Throughout

Two/Three Bedrooms

Utility Room

Downstairs Shower Room

Bedroom En-suite

Driveway

25 ft Garage With Electric Door & Workshop

Lovely Secluded South Facing Garden

Sought After Location

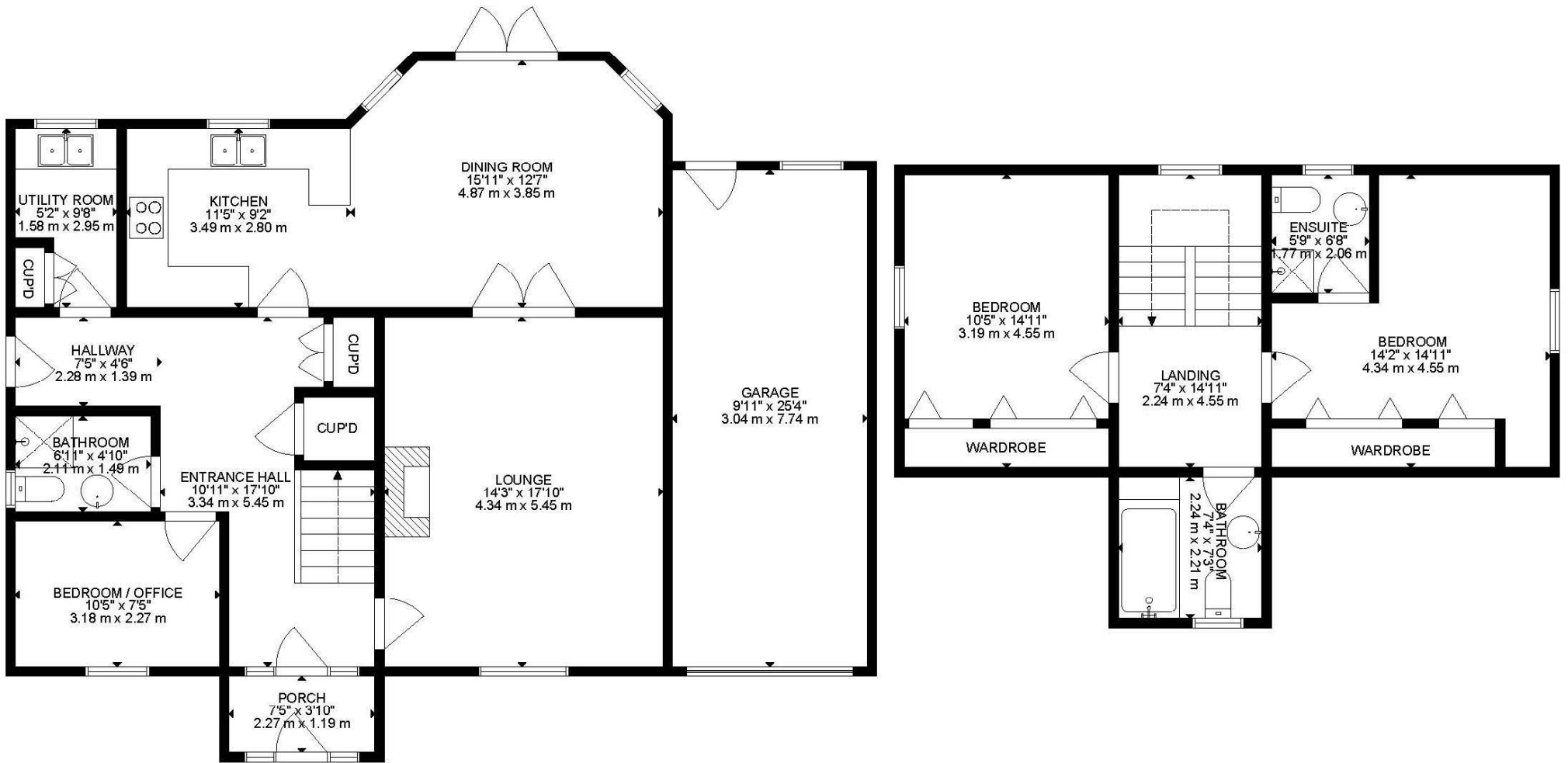
EPC TBC | Council Tax Band E

01202 434365

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GROSS INTERNAL AREA
 FLOOR 1: 1011 SQ FT, 94 m², FLOOR 2: 602 SQ FT, 56 m²
 EXCLUDED AREAS : GARAGE: 247 SQ FT, 23 m², PORCH: 21 SQ FT, 2 m²
 TOTAL: 1613 SQ FT, 150 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



LOCATION

Positioned in this sought after, quiet residential road less than a five minute walk 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 Bournemouth, Poole, Ringwood 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 nearby A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car.

Winkworth Ferndown

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