



9 EGDON DRIVE, MERLEY, WIMBORNE, BH21 1TY  
PRICE GUIDE: £450,000-£475,000 FREEHOLD

**A 4 BEDROOM DETACHED HOUSE WITH A PRIVATE REAR GARDEN AND NO FORWARD CHAIN, SITUATED IN A CUL-DE-SAC ON THE FRINGE OF THE POPULAR MERLEY DEVELOPMENT, ABOUT 2.5 MILES FROM WIMBORNE TOWN CENTRE.**

**SUMMARY:**

Built in the 1970s, the property is of traditional construction, with facing brick elevations, rendered panels, a brick porch and a tiled roof. It benefits from gas central heating and UPVC double glazed windows, and would benefit from some modernisation.

**AT A GLANCE**

- Dual aspect lounge/dining room
- Modern kitchen
- Bathroom & cloakroom
- Integral garage & off road parking
- NO FORWARD CHAIN



## DESCRIPTION:

A covered entrance porch leads to a long entrance hall with an under stairs cupboard and a cloakroom. There is a large, dual aspect lounge/dining room with ornamental fireplace, electric fire, and door to outside, and a spacious kitchen with work surfaces, sink, units, space for range cooker and fridge-freezer, walk-in storage cupboard, and door to outside.

The first floor landing has an airing cupboard. Bedrooms 1 and 2 have fitted wardrobes, and bedrooms 3 and 4 have hanging space. The bathroom comprises corner bath, vanity wash basin and concealed cistern WC.

A tarmac drive provides off road parking and leads to a semi-integral garage with up-and-over door and side door. The front garden is laid to lawn and enclosed by high hedges. The rear garden is private, being enclosed by conifer hedges and trees, and has a raised lawn with sleeper edges, shrubs, a young palm, a paved patio and outside light points.



## LOCATION:

Merley offers local shops, a health practice, a First School and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities.

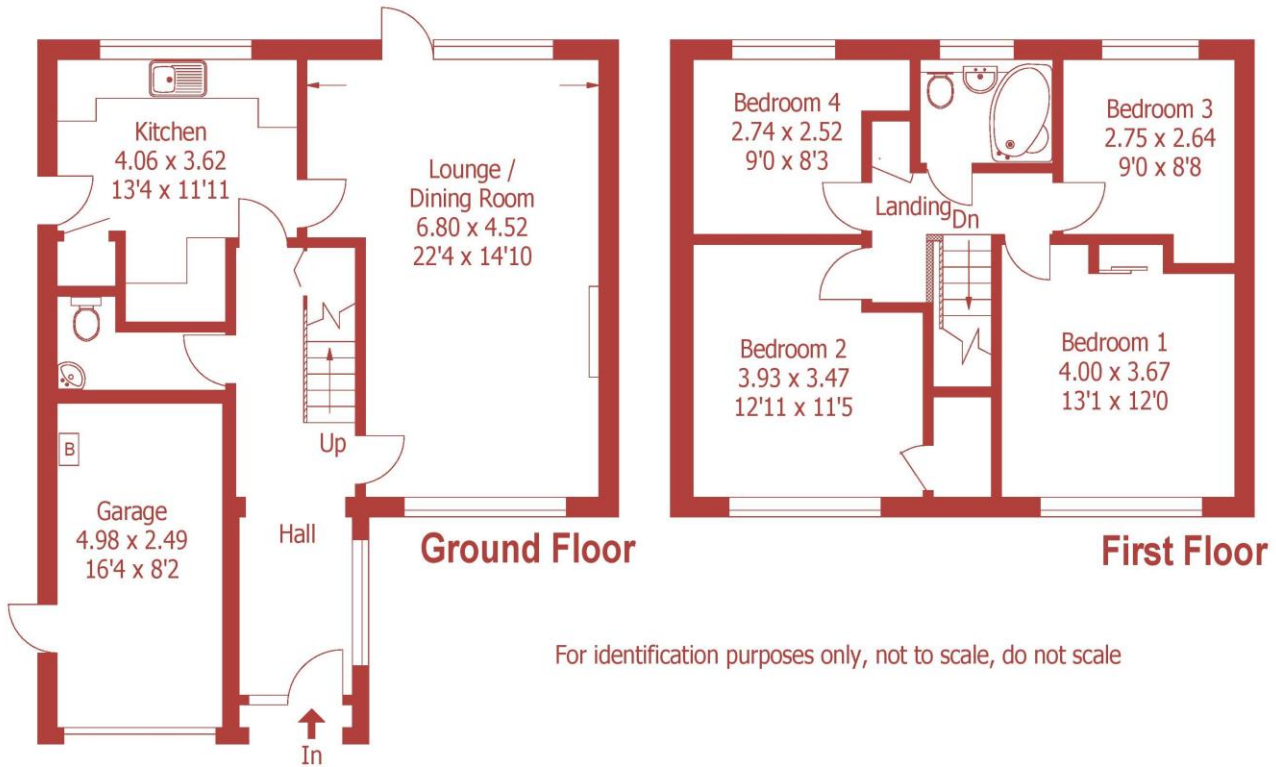
**COUNCIL TAX:** Band E

## DIRECTIONS:

From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. At the roundabout, take the first exit into Gravel Hill. At the traffic lights, turn left into Queen Anne Drive, and take the third turning on the left into Lynwood Drive. Egdon Drive is the first turning on the left.



Approximate Gross Internal Area :- 128 sq mt / 1377 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		81
(69-80)	C		
(54-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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