



9 Egdon Close  
Ferndown, BH22 8LF  
**OFFERS IN EXCESS OF £365,000**

**Winkworth**





**OFFERS IN EXCESS OF £365,000  
FREEHOLD**

**This totally modernised two bedroom semi-detached house is tucked away in a peaceful cul-de-sac within the popular Camelias development.**

**The property features a lovely orangery that leads to an incredibly secluded garden which is adjacent to a neighbouring meadow and further benefits from a garage and off road parking. Immaculate throughout, this lovely home would suit a range of buyers needs, from those buying for the first time, downsizing or looking for a great buy to let.**

**Two Double Bedrooms  
Sought After Location  
Visitors Parking  
Freehold House  
Modernised Throughout  
Very Secluded Garden Adjacent To Meadow  
Popular Cul-de-Sac  
Garage  
Off Road Parking  
Heated Orangery**

**EPC D | Council Tax Band D**

**01202 434365  
ferndown@winkworth.co.uk**

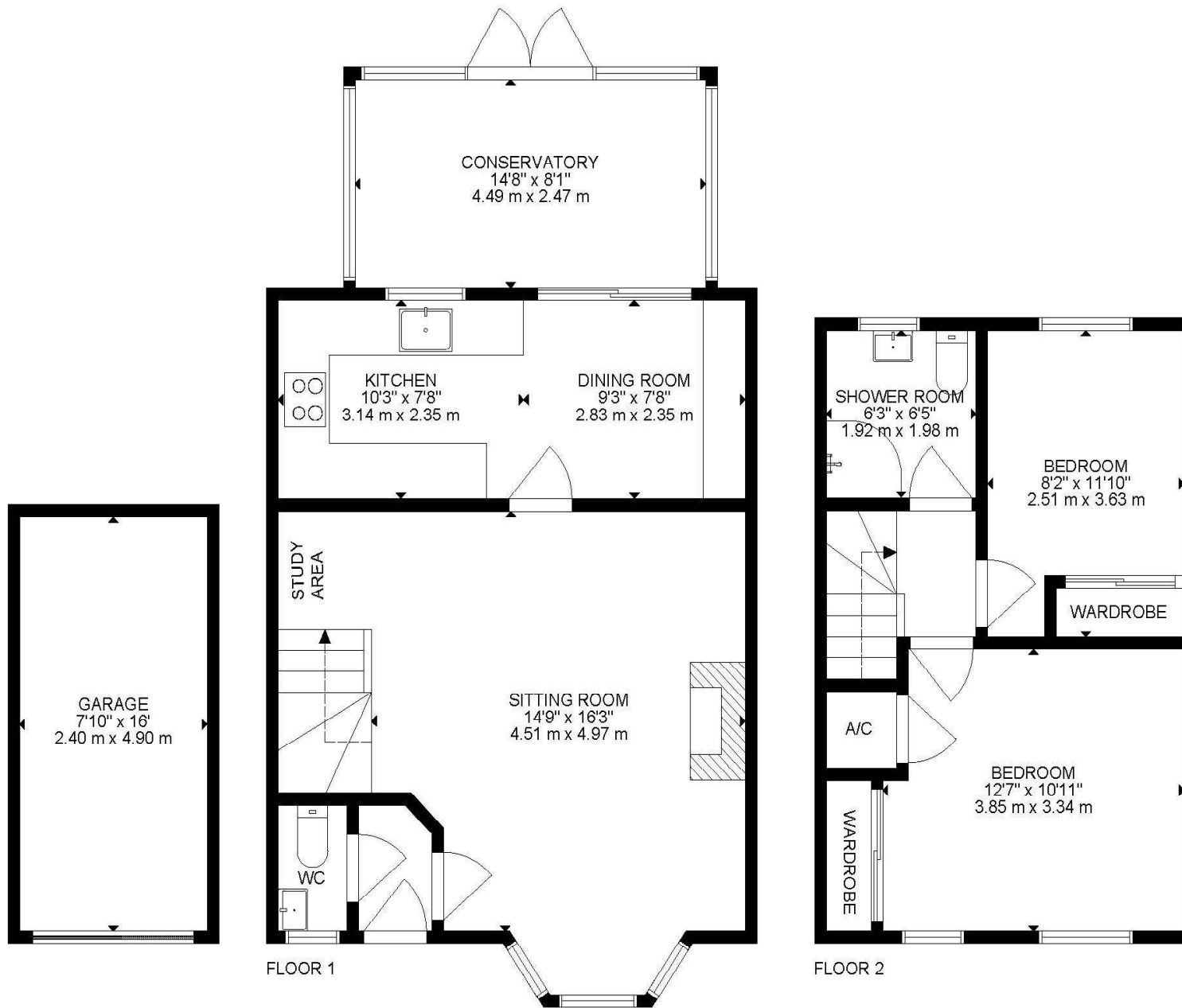












GROSS INTERNAL AREA  
 FLOOR 1: 667 SQ FT, 62 m<sup>2</sup>, FLOOR 2: 387 SQ FT, 36 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 118 SQ FT, 11 m<sup>2</sup>  
 TOTAL: 1054 SQ FT, 98 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## LOCATION

The Camellias development is a short distance from Ferndown town centre which has a range of shops, cafes and amenities including an M&S Foodhall. Within easy reach of a range of good schools and close to bus routes which give you access to Bournemouth, Wimborne and Poole, 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 and London. Dudsbury Golf Course and Ferndown Golf Course are just minutes away and you can explore the outdoors at nearby holmwood nature reserve, which is perfect for dog walks or Longham Lakes and the River Stour which are also within walking distance.

Winkworth Ferndown

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