



**19 Heath Farm Way**

Ferndown BH22 8JR

**Offers In Excess Of £500,000**





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FREEHOLD

This superbly positioned and generously sized **FOUR DOUBLE** bedroom, two reception room detached house occupies a larger than average plot with a south facing garden, double garage and driveway.

Located at the end of a quiet cul-de-sac the property has been well maintained throughout and has an enormous amount of scope and potential to be enlarged and enhanced due to its position and size of plot, subject to the necessary planning consents.

Four Double Bedrooms  
Detached House  
Well Maintained  
South Facing Garden  
Guest Cloakroom  
Detached Double Garage  
Driveway  
Sought After Location  
Huge Scope For Extension  
In Catchment For Parley First School

EPC C | Council Tax Band E

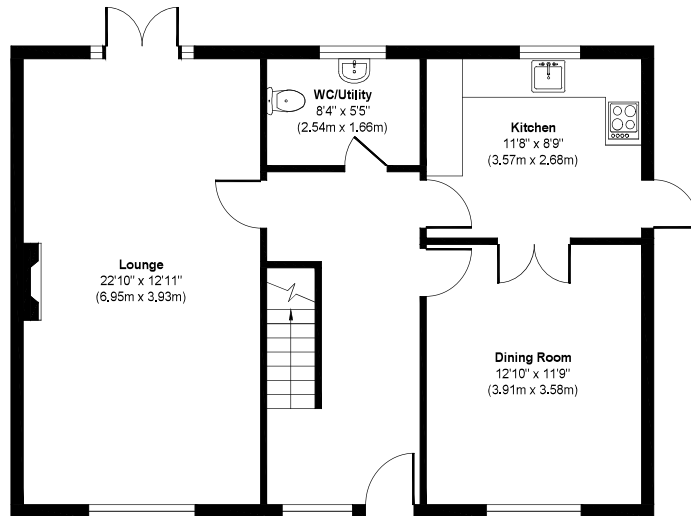
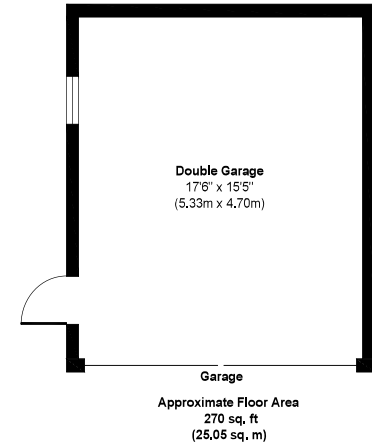
01202 434365

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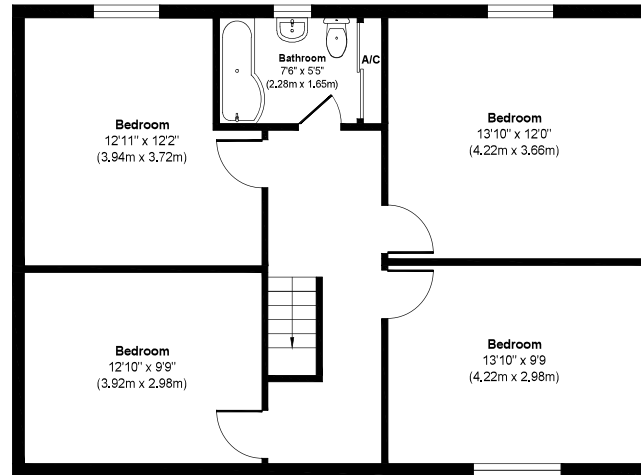




# Heath Farm Way



Ground Floor  
Approximate Floor Area  
608 sq. ft  
(56.48 sq. m)



First Floor  
Approximate Floor Area  
621 sq. ft  
(57.69 sq. m)

**Approx. Gross Internal Floor Area 1499 sq. ft / 139.26 sq. m**

Illustration for identification purposes only, measurements approximate and not to scale.



## LOCATION

Positioned in a sought after residential area of West Parley just a short distance from Ferndown town centre, which has a range of shops, cafes and amenities including an M&S Foodhall. Ferndown Schools are within walking distance and there are bus routes close by giving you easy access to Bournemouth, Poole & Wimborne all of which have an excellent range of shops, bars, restaurants and leisure facilities. Ferndown championship Golf Course is conveniently located nearby, award winning sandy beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton and London.

Winkworth Ferndown

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**Winkworth**