

FOR SALE
HEARNES
330 RIMCROFT ROAD FARNBOROUGH BH22 8AZ
01202 890890



HEARNES
WHERE SERVICE COUNTS

Elm Tree Walk
West Parley, Dorset BH22 8TX

FREEHOLD PRICE

£425,000

“Located in the heart of West Parley with a private west facing rear garden”

A well presented and generous sized three double bedroom, two bathroom detached bungalow with a double glazed conservatory, 60ft private west facing rear garden, single garage and generous off-road parking. Enjoying a convenient location close to amenities in West Parley.

- **Three double bedroomed detached bungalow**
- Good sized **entrance hall**
- Light and spacious **lounge**
- **Dining room** accessed via large archway from the lounge
- Double glazed **conservatory** with French doors leading out into the rear garden. The conservatory has a radiator allowing this room to be used all year round
- Modern **kitchen** with ample floor and wall mounted units. Integrated appliances to include a double oven, hob and extractor, fridge, freezer. Window overlooking the rear garden and door leading out to the patio
- The **master bedroom** is a good sized double bedroom
- **En-suite shower room** finished in a modern white suite
- Two further double **bedrooms**
- **Family bathroom** finished in a modern white suite to incorporate panelled bath with mixer taps and shower over, vanity wash hand basin with storage beneath
- Separate **cloakroom** to incorporate WC and vanity wash hand basin
- The **rear garden** offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 60ft x 40ft
- A **front carriage driveway** provides ample off road parking
- Detached **single garage** with new remote control roller shutter door with internal open/close switches at each end of the garage, light, power, side door and water supply
- **Further benefits** include double glazing with 10 year warranty which expires 2027 and transfers to the new owner, UPVC fascias and soffits, and a gas fired central heating system

The property is located approximately 200 metres away from a good selection of amenities in West Parley. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C

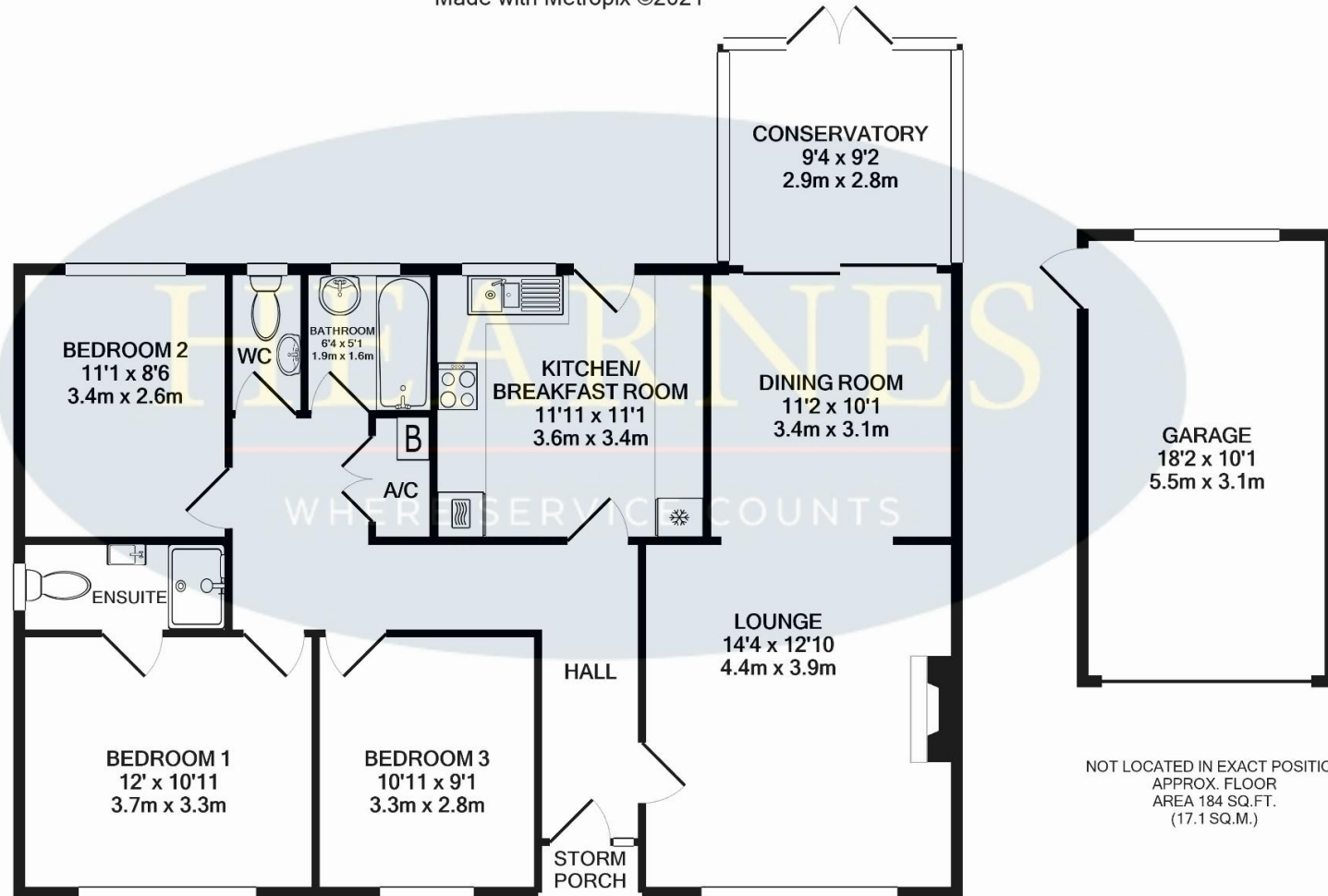
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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GROUND FLOOR
APPROX. FLOOR
AREA 1057 SQ.FT.
(98.2 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

