



**Elm Tree Walk  
West Parley, Dorset BH22 8TX**

# FREEHOLD

## GUIDE PRICE £450,000

*“A conveniently located and versatile family home with a private, west facing garden”*

This well presented and deceptively spacious three double bedroom, one bathroom, two reception room chalet style home has a private, west facing rear garden and driveway. The property enjoys a convenient and popular location within the heart of West Parley.

- **Three double bedrooomed detached chalet style family home**

**Ground floor:**

- Spacious **entrance hall**
- **Cloakroom** refitted in a stylish white suite with tiled floor
- **Kitchen/breakfast room** incorporating roll top worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, recess plus plumbing for dishwasher, recess for fridge, cupboard housing a wall mounted gas fired boiler and door leading out into the conservatory
- **Conservatory room** has a recently replaced roof, recess and plumbing for washing machine, roll top worksurfaces, tiled floor, door leading out into the garden
- 19ft **Lounge**. An attractive focal point of the room is a stone fireplace with living flame coal effect electric fire
- **Dining room** with double glazed sliding patio door leading out into the conservatory and double doors leading through into the lounge
- **Double bedroom**

**First floor:**

- **Bedroom one** is a good-sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, drawer storage and cupboards over the bed recess
- **Bedroom two** is also a good sized -double bedroom benefitting from four fitted double wardrobes and shelving
- Spacious **family bathroom/shower room** refitted in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, large corner shower cubicle with raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** faces a westerly aspect, offers a good degree of seclusion and measures approximately 35ft x 35ft
- The **garden** incorporates a large, paved patio area. There is a lawned area with additional central paved patio, pond, greenhouse and well stocked flower beds
- The **former garage** is now used as a workshop/useful storage area
- A **front driveway** provides off road parking for approximately two vehicles
- The **front garden** has been landscaped for ease of maintenance
- **Former garage** is now used as a useful storage space/workshop, has light & power, window and a side door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system

There is a small selection of amenities in West Parley approximately 200 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 2 miles away.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

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.

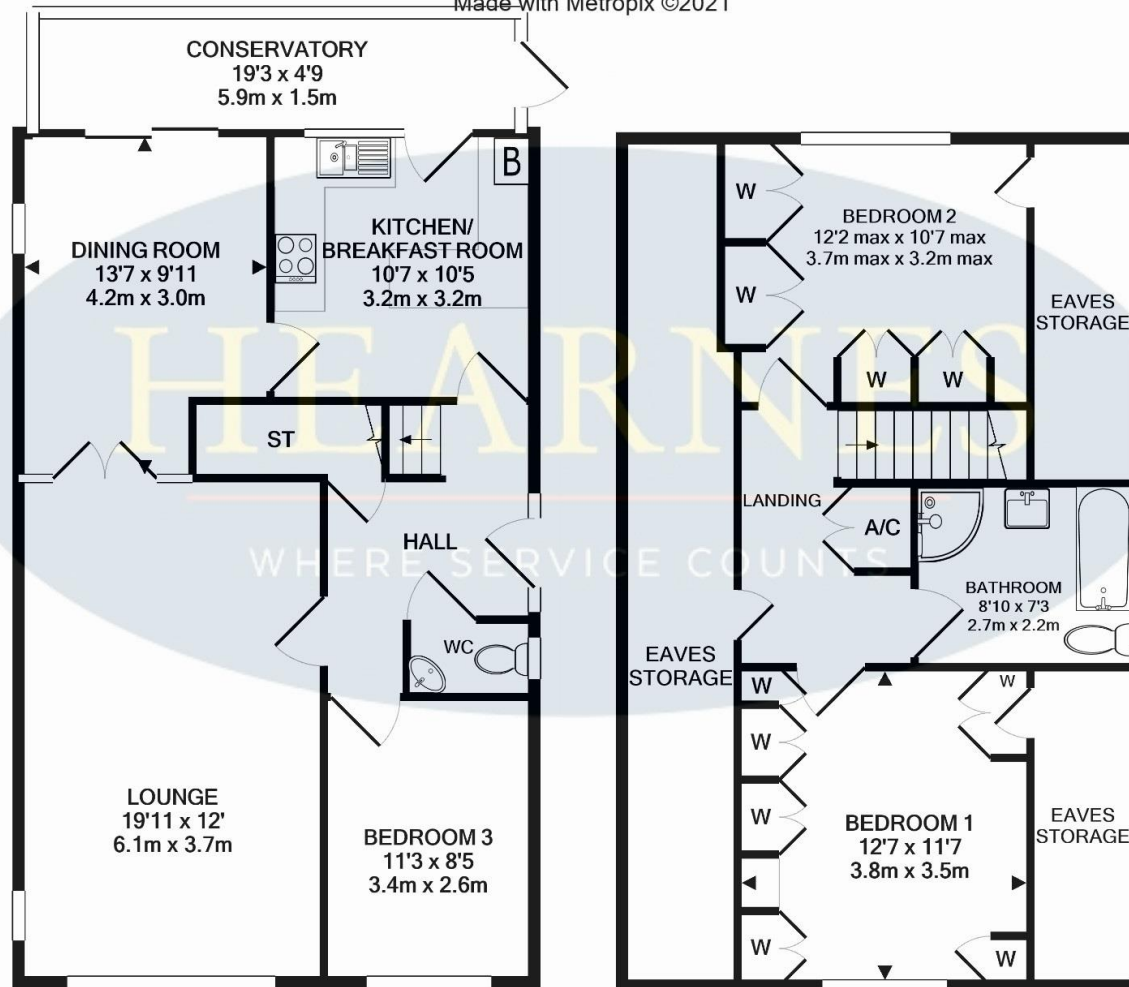


TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 SQ.M.)

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



Made with Metropix ©2021



GROUND FLOOR  
APPROX. FLOOR  
AREA 773 SQ.FT.  
(71.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)

