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EDWARDS  
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**WOODSIDE ROAD**  
FERNDOWN, BH22 9LD



# GUIDE PRICE £750,000

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- NO FORWARD CHAIN
- 4/5 BEDROOM DETACHED CHALET
- GOOD SIZE PLOT
- INCREDIBLY POPULAR LOCATION
- DECEPTIVELY SPACIOUS & VERSATILE
- 3 ENSUITE BATHROOMS PLUS SEPARATE SHOWER ROOM
- SUBSTANTIAL TRIPLE ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE OF TOWN CENTRE
- PRIVATE REAR GARDEN

Located in an incredibly **DESIRABLE NON ESTATE LOCATION** in Ferndown, this beautifully presented **CHALET BUNGALOW** is in a highly desirable, **QUIET LOCATION**, just a short stroll from the town centre and its array of amenities. With five well-appointed bedrooms and four bathrooms, this property is ideal for families seeking a **VERSATILE LIVING** arrangement.



Upon entering, you are greeted by a generous entrance hall that leads to two inviting reception rooms. The substantial lounge, with its triple aspect windows, provides lovely views of the beautifully maintained rear garden and offers direct access to the outdoor patio, perfect for entertaining. The dining room, which could easily serve as a spacious double bedroom, features built-in storage/wardrobes.

The dual aspect kitchen/breakfast room, fitted with cream fronted units and wood effect flooring. This delightful space is equipped with integral appliances and ample room for a dining table. A convenient pedestrian door leads to the side patio.

The property boasts three ensuite double bedrooms, including a charming ground floor bedroom with a box bay window overlooking the front garden. Upstairs, two additional double bedrooms await, one with an ensuite shower room and the other featuring an ensuite bathroom with eaves access.

Set on a generous plot, the property benefits from a substantial gravel driveway providing parking for multiple vehicles, alongside a garage equipped with an electric up and over door, power, and light. The private rear garden features lush lawns, mature planting, and meandering paths, creating a serene outdoor retreat.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: No but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway and garage

Utilities: Mains Electricity Mains Gas Mains Water

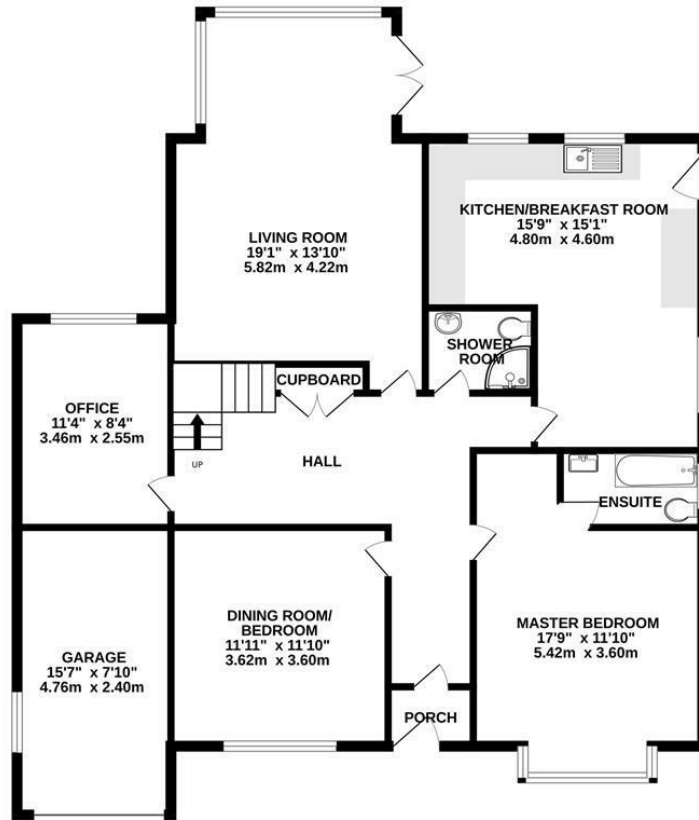
Drainage: Mains Drainage

Broadband: Refer to Ofcom website

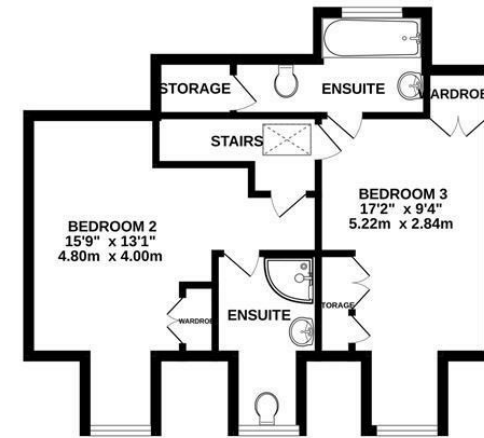
Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1265 sq.ft. (117.6 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1709 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Ferndown Office**

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