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**GLENDALE AVENUE**  
FERNDOWN, BH22 9LF



# GUIDE PRICE £720,000

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- DETACHED BUNGALOW
- 4/5 BEDROOMS
- WELL APPOINTED SITTING ROOM
- DINING ROOM
- EN-SUITE & LARGE FAMILY BATHROOM
- KITCHEN BRAKFAST ROOM
- DRIVEWAY & CARPORT
- GENEROUS TANDEM GARAGE/WORKSHOP
- LARGE LANDSCAPED REAR GARDEN
- END OF CUL DE SAC POSITION

Located in a tranquil CUL-DE-SAC on Glendale Avenue, this splendid FOUR/FIVE BEDROOM DETACHED BUNGALOW is located in a tranquil cul-de-sac. As you approach the property, you are greeted by a large and attractive brick paviour driveway, which provides ample parking space and leads to a convenient carport and a GENEROUS TANDEM GARAGE/WORKSHOP, ideal for those with hobbies or requiring extra storage.



Upon entering, you will find a welcoming hallway that leads to a well-appointed sitting room, featuring a charming open fire and direct access to the beautifully landscaped rear garden. The spacious dining room boasts a dual aspect, allowing natural light to flood the space, making it perfect for entertaining. The modern fitted kitchen is designed with practicality in mind, complete with a breakfast table area for casual dining.

The main bedroom offers delightful views over the rear gardens and includes a well-sized ensuite shower room. The bungalow also features three additional double bedrooms, all served by a generously proportioned family bathroom, ensuring ample space for family and guests alike. For those who may not require a fifth bedroom, a separate study room provides a versatile option for a home office or additional living space.

The rear garden is a true highlight, featuring several landscaped areas that create a serene outdoor retreat. A central lawn is complemented by gravelled pathways that meander through to a larger lawned area, complete with an ornamental pond, perfect for relaxation and enjoying the beauty of nature.

This exceptional property combines spacious living with a peaceful setting, making it an ideal family home.

#### Additional Information

Agent Note: There is no supporting paperwork for the electrics or garage roof.

Energy Performance Rating: C

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations: Lateral living, level access

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway, garage & carport

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



### Ground Floor

Approx. 137.1 sq. metres (1475.8 sq. feet)



Total area approx. 137.1 sq. metres (1475.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accepted responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 10mm (1/8 inches). Total approx area shown on this plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 888000). Plan produced using Planica.

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