

2-Bedroom Detached Bungalow close to Schools & Local Amenities

Tenure: Freehold

Approx 68 sq meters (731 sq ft)

**7 Leeson Drive,
Ferndown, Dorset, BH22 9QL**

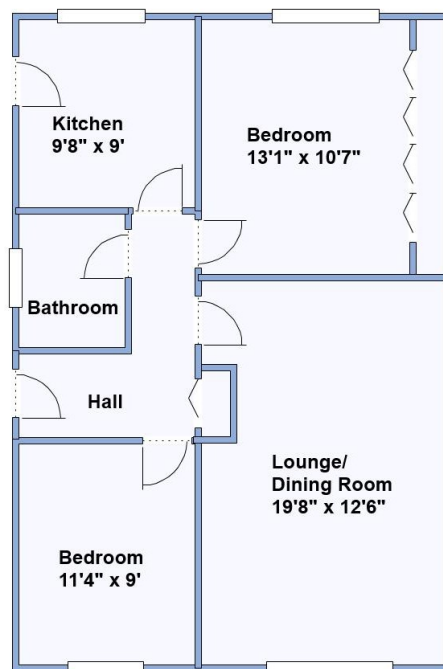
Price £400,000

- Entrance Hall
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Bathroom
- Private Garden
- Gas Central Heating
- PVCu Double-Glazing
- Large Driveway & Garage
- Close to Local Amenities
- Near to Wooded Walks & Golf Course
- Viewing Recommended

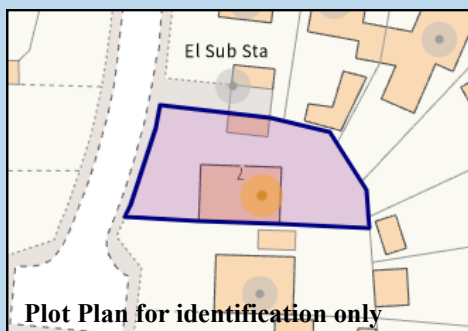
Detached Bungalow in an ideal location, close to local schools and amenities. The property is also close to wooded walks and Ferndown-Forest Golf Course. The closest village to Leeson Drive is Ferndown, being just a moments walk from the comprehensive village centre of West Moors, with shops, café's, general services & regular bus routes. The property is a short distance from protected nature walks and Ferndown Forest Golf Course. Nearby road connections provide easy access to the seaside resorts of Bournemouth & Poole together with the New Forest National Park.

Accommodation and approximate room sizes:

- **Entrance Hall**
- **Lounge/Dining Room:** Feature fireplace. Large window overlooking front aspect.
- **Kitchen:** Range of floor and wall cupboards. Cooker point. Plumbing for washing machine. Space for fridge/freezer. Hatch to loft space.
- **Bedroom 1:** Large fitted wardrobes. Window to rear aspect garden.
- **Bedroom 2:** Modern grey carpet, window overlooking front aspect.
- **Bathroom:** Panelled bath with electric shower over. Pedestal wash basin & WC.
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing**
- **Rear Garden:** Mainly laid to lawn with large paved patio area.
- **Front Garden:** Part laid to lawn with long and wide driveway offering space for multiple vehicles. Leading to:
- **Garage:** Up & over door. Currently being used as living space.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04829