

**Spacious Character Detached Bungalow close to Village Centre & Forest**

**Tenure: Freehold**

**Approx 71 sq meters (764 sq ft)**

**7 Oakhurst Road,  
West Moors, Ferndown. BH22 0DW**

**Price £425,000**

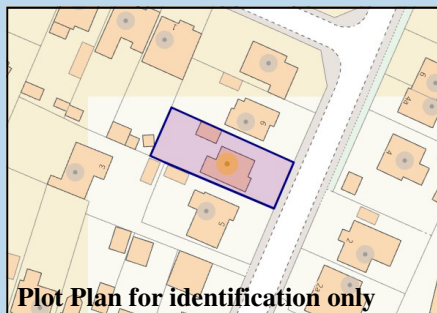
- Entrance Hall
- Large Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Driveway & GARAGE
- Close to Shops & Services
- Near to Wooded Walks
- Viewing recommended!

Spacious, character 2-bedroom detached bungalow occupying an ideal location near West Moors village centre & a short walk to protected forest walks. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive.

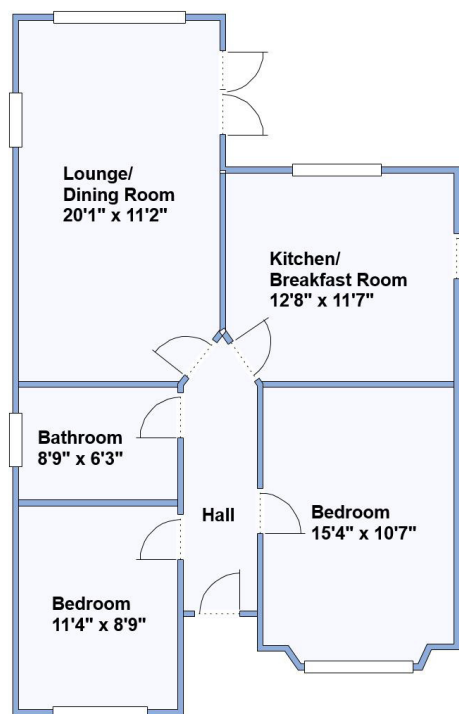
The property offers well-planned accommodation including a large lounge/dining room & 2-double bedrooms. Potential for loft conversion subject to the necessary consent. Outside, the bungalow has ample 'off-road' parking, Garage & a delightful, sunny, private garden. Viewing recommended!

**Accommodation and approximate room sizes:**

- **Hall:** Airing cupboard. Hatch to insulated, part boarded roof space with ladder fitted. Woodblock flooring.
- **Lounge/Dining Room:** Feature fireplace. Double doors to rear garden.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven, gas hob & cooker hood. Space for tall fridge/freezer & washing machine. Cupboard housing combination gas boiler. Door to rear garden.
- **Bedroom 1:** PVCu double-glazed bay window to front aspect. Woodblock flooring.
- **Bedroom 2:** PVCu double-glazed window to front aspect.
- **Bathroom:** half tiled. Panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing, PVCu fascias & gutters**
- **Rear Garden:** Mainly laid to lawn with paved patio surrounded by mature shrubs & evergreens. Outside tap.
- **Driveway** providing ample off-road parking & leading to:
- **Garage:** Double doors.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



**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 W04891



This drawing has been prepared for diagrammatic purposes only. Not to scale.

