9 Egdon Close
Ferndown, BH22 8LF
OFFERS IN EXCESS OF £350,000

Winkworth

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FREEHOLD

This totally modernised two bedroom semi-detached house is tucked away in a peaceful cul-de-sac within the popular Camelias development.

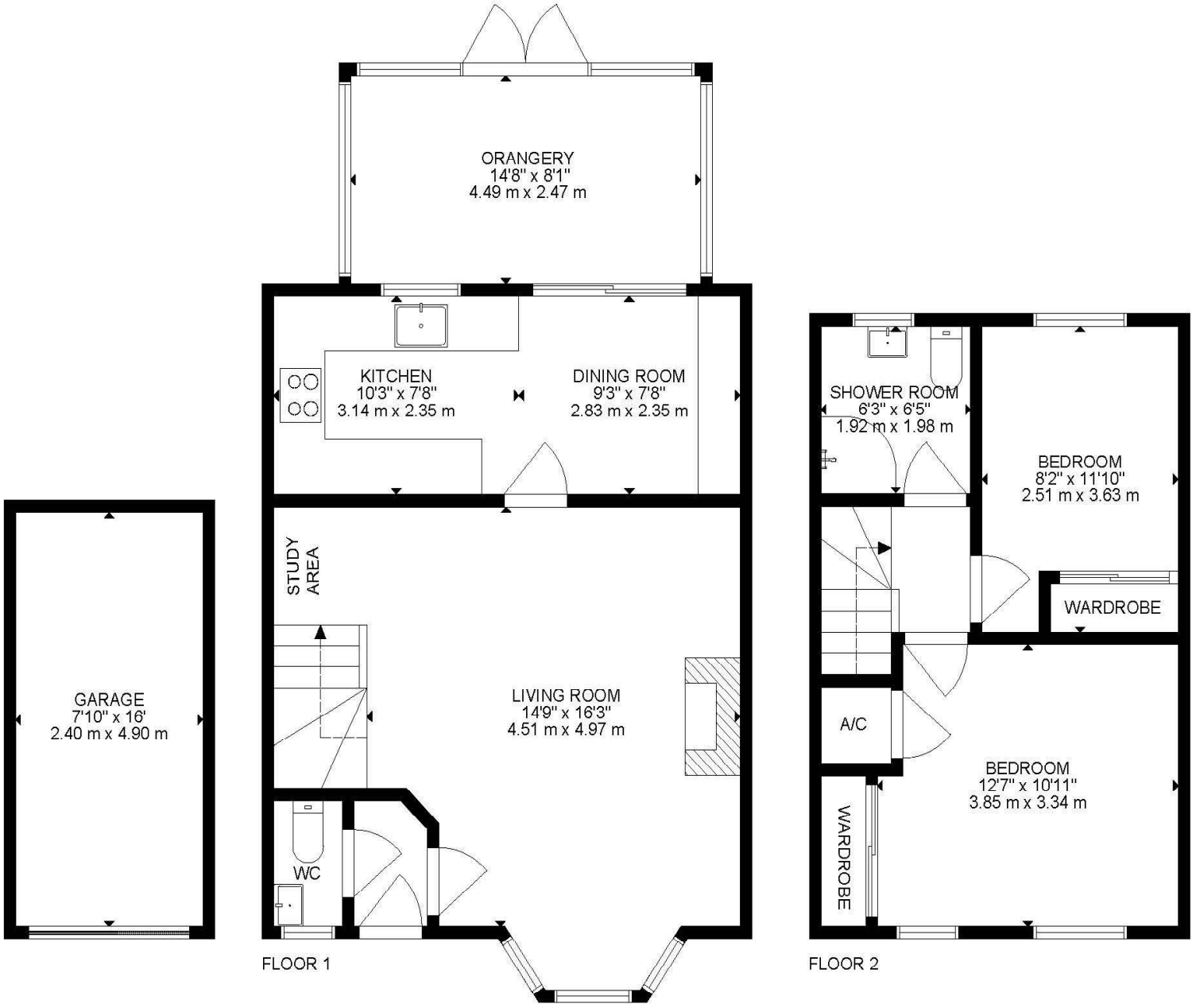
The property features a lovely orangery that leads to an incredibly secluded garden which is adjacent to a neighbouring meadow and further benefits from a garage and off road parking. Immaculate throughout, this lovely home would suit a range of buyers needs, from those buying for the first time, downsizing or looking for a great buy to let.

Two Double Bedrooms
Sought After Location
Visitors Parking
Freehold House
Modernised Throughout
Very Secluded Garden Adjacent To Meadow
Popular Cul-de-Sac
Garage
Off Road Parking
Heated Orangery

EPC D I Council Tax Band D

01202 434365
ferndown@winkworth.co.uk

TOP 100
SITES
GUIDE



GROSS INTERNAL AREA
FLOOR 1: 667 SQ FT, 62 m^2, FLOOR 2: 387 SQ FT, 36 m^2
EXCLUDED AREAS: GARAGE: 118 SQ FT, 11 m^2
TOTAL: 1054 SQ FT, 98 m^2
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LOCATION
The Camellias development is a short distance from Ferndown town centre which has a range of shops, cafes and amenities including an M&S Foodhall. Within easy reach of a range of good schools and close to bus routes which give you access to Bournemouth, Wimborne and Poole, all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy beaches are just twenty minutes away and the nearby A31 provides quick access to the New Forest, Southampton and London. Dudsbury Golf Course and Ferndown Golf Course are just minutes away and you can explore the outdoors at nearby holmwood nature reserve, which is perfect for dog walks or Longham Lakes and the River Stour which are also within walking distance.

Winkworth Ferndown
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