



**Humber Road**

**Ferndown BH22 8XN**

**OFFERS IN EXCESS OF £350,000**

**Winkworth**



OFFERS IN EXCESS OF £350,000  
FREEHOLD

This modern and spacious three bedroom, two reception room link detached house is immaculate throughout and benefits from rarely available uninterrupted views directly over heathland at the rear of the garden.

The property is perfect for those buying for the first time, downsizing or looking for an excellent buy to let. In addition to the garage there is off road parking via a paved driveway for several vehicles.

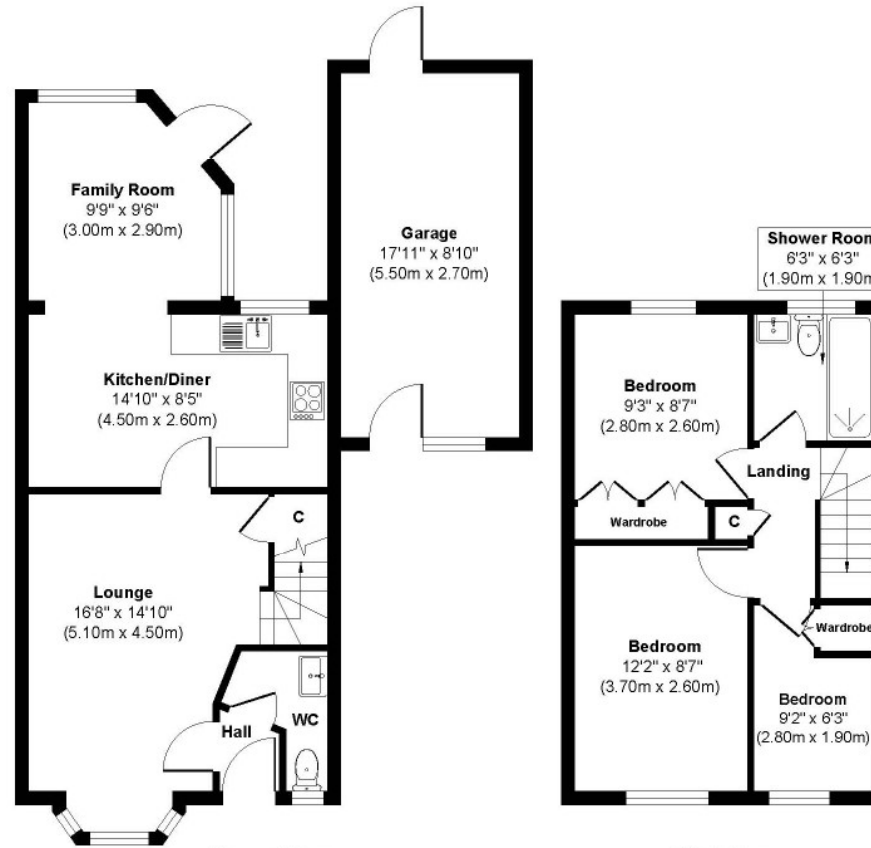
Low Maintenance Rear Garden With Further Garden Leading To Heathland Well Maintained Throughout  
Kitchen/Diner  
Guest Cloakroom  
Two Reception Rooms  
Link Detached House  
Garage  
Driveway  
Modern Bathroom  
Close To Heathland & Shops  
EPC C | Council Tax Band C

01202 434365  
ferndown@winkworth.co.uk





# Humber Road



**Ground Floor**  
Approximate Floor Area  
613 sq. ft  
(56.98 sq. m)

**First Floor**  
Approximate Floor Area  
348 sq. ft  
(32.34 sq. m)

Approx. Gross Internal Floor Area 961 sq. ft / 89.32 sq. m (including garage)  
Illustration for identification purposes only, measurements approximate and not to scale.



#### LOCATION

There is a small selection of amenities on Turbary Road approximately  $\frac{1}{2}$  a mile away and a large Sainsbury's Supermarket is located less than 1 mile away. Ferndown town centre is within walking distance and offers an excellent range of shopping, leisure and recreational facilities and there are bus routes nearby giving you easy access to Bournemouth, Poole and Wimborne. Award winning beaches are just twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond.

Winkworth Ferndown

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**Winkworth**