



40 Wollaton Road
Ferndown BH22 8QY
Guide Price £475,000





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FREEHOLD

This well-maintained, chain free four bedroom detached house has been a wonderful family home and benefits from spacious bedrooms and good reception space. Positioned on a larger than average plot in this ever popular cul-de-sac, the property has a huge amount of scope for modernisation and extension, perfect for those wanting to create a home that they can put their own stamp on.

Sought After Cul-De-Sac

Detached House

Garage

Driveway

No Onward Chain

Two Reception Rooms

Downstairs Cloakroom

Four Bedrooms

Well Maintained Throughout

Excellent Extension Potential

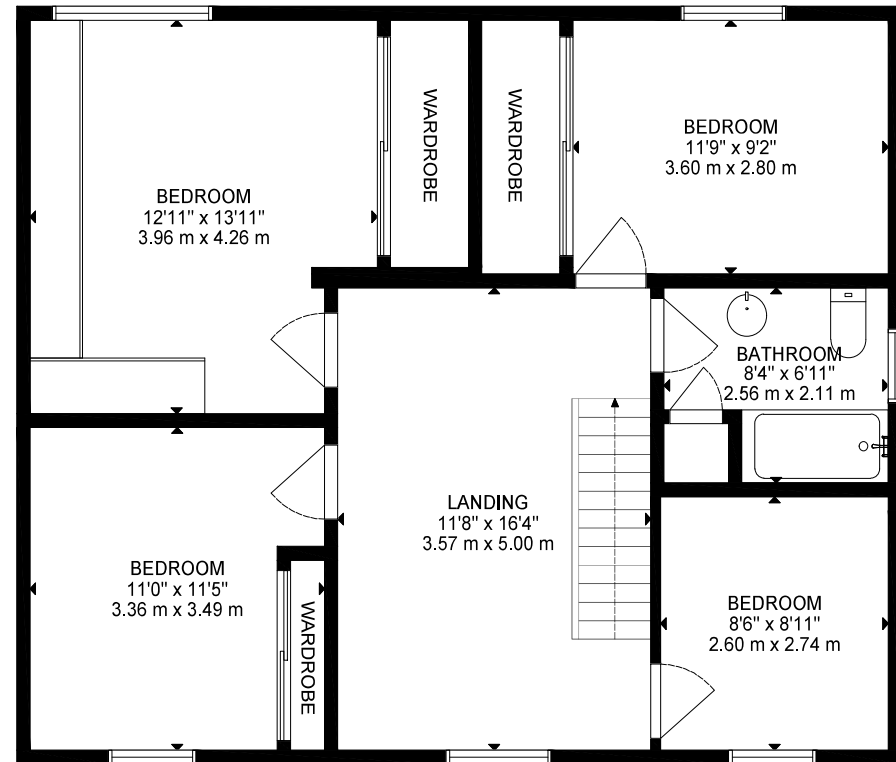
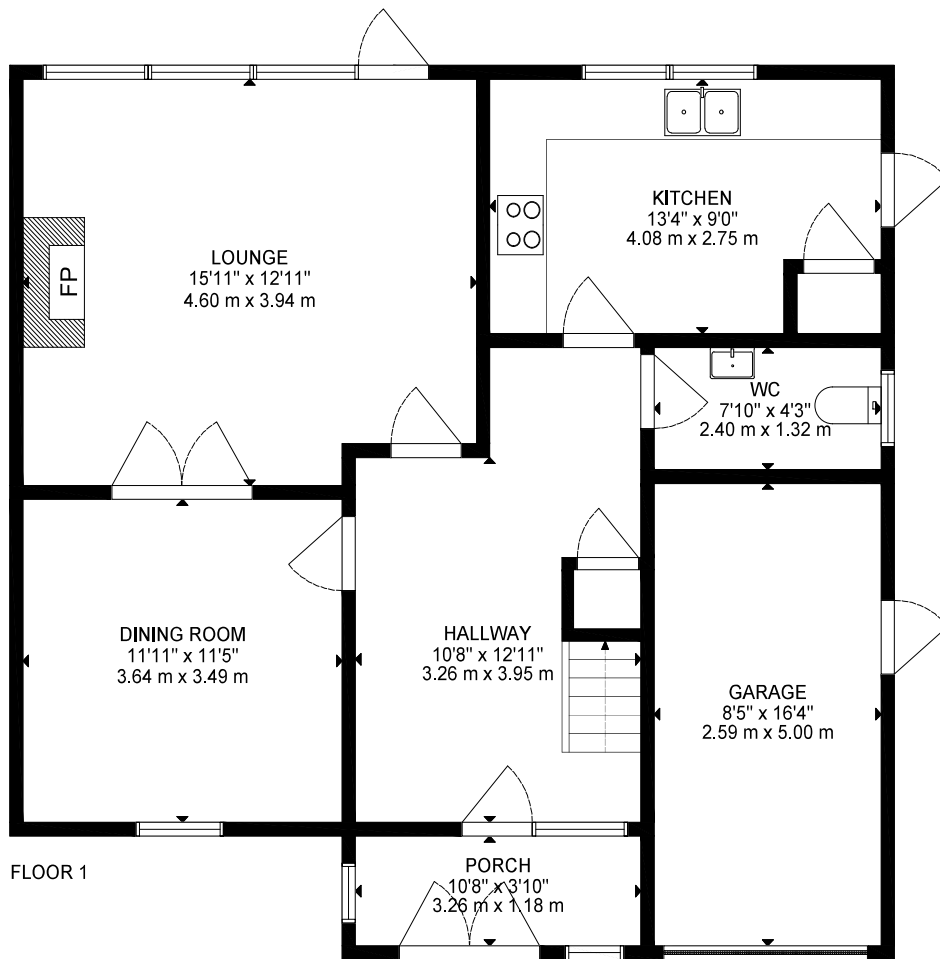
Large Garden

EPC TBC | Council Tax Band E

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GROSS INTERNAL AREA
 FLOOR 1: 785 SQ FT, 73 m2, FLOOR 2: 882 SQ FT, 82 m2
 EXCLUDED AREAS: PORCH: 43 SQ FT, 4 m2, GARAGE: 140 SQ FT, 13 m2
 TOTAL: 1667 SQ FT, 155 m2
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



LOCATION

Wollaton Road is a very desirable residential location just a short walk from Ferndown town centre, which has a range of shops, cafes and amenities including an M&S Food Hall. There are bus routes nearby giving you easy access to Bournemouth, Poole and Wimborne 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 beyond for the commuter by car.

Winkworth Ferndown

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