



## The Avenue

West Moors, Ferndown, BH22 0LT

**GUIDE PRICE £600,000**





GUIDE PRICE £600,000  
FREEHOLD

A very exciting opportunity to purchase a spacious three bedroom detached house that sits proudly on a private and secluded west facing plot of approx 0.2 of an acre.

The property is positioned on one of the most sought after residential roads in the area and has a vast amount of scope for renovation and extension, due to its layout and size of plot. Further benefits include a detached garage, car port, off road parking and **NO ONWARD CHAIN.**

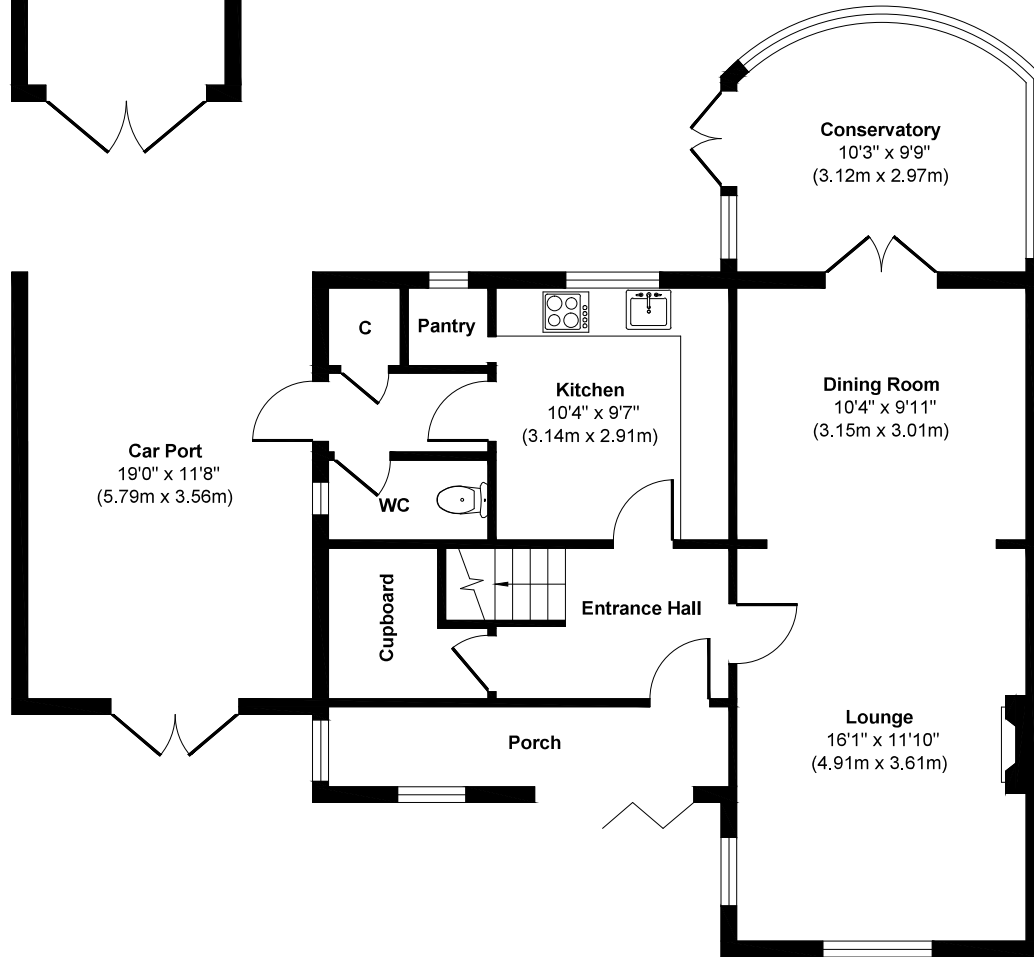
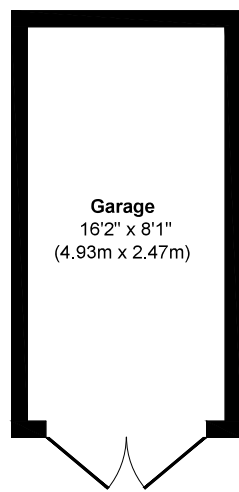
Huge Amount Of Potential For Extension  
Very Sought After Location  
Three Bedrooms  
No Onward Chain  
Detached House  
Conservatory  
Approx 0.2 Of An Acre West Facing Plot  
Detached Garage  
Off Road Parking  
Car Port

EPC D | Council Tax Band E

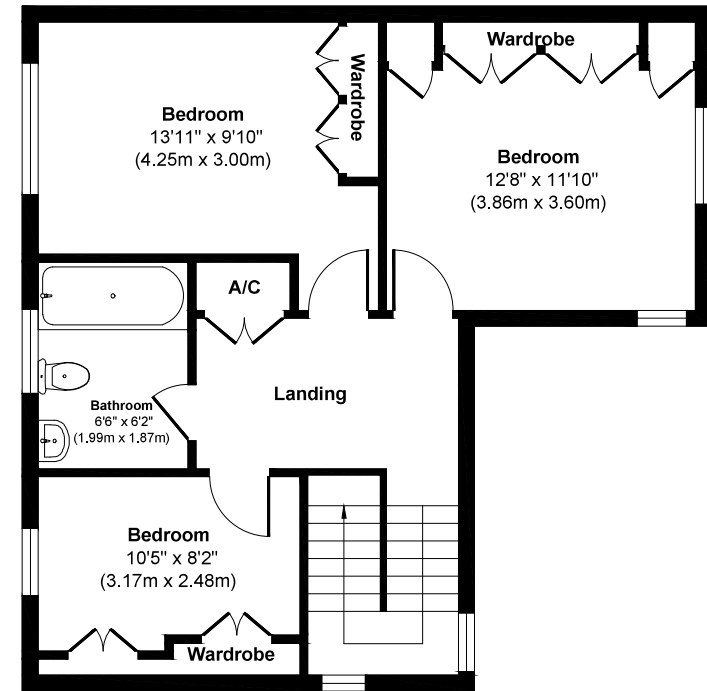
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# The Avenue



Ground Floor Approximate  
Floor Area 779 sq. ft  
(72.36 sq. m)



First Floor Approximate  
Floor Area 576 sq. ft  
(53.49 sq. m)

Approx. Gross Internal Floor Area 1486 sq. ft / 138.02 sq. m (including car port and garage)  
Illustration for identification purposes only, measurements approximate and not to scale



## LOCATION

A short walk from of a range of amenities and leisure facilities in the popular village of West Moors, within catchment for excellent schools and close to bus routes which give you easy access to Bournemouth, Poole & Wimborne all of which have an excellent range of shops, bars and restaurants. The property is also conveniently located within walking distance of West Moors plantation with its lovely walks and cycle paths, as well as the Castleman Trailway. The A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car and award winning beaches are just twenty minutes away.

## Winkworth Ferndown

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**Winkworth**