



## Cammel Road

West Parley, Ferndown BH22 8SB

**GUIDE PRICE £435,000**

**Winkworth**



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**FREEHOLD**

**This immaculate three bedroom detached house is positioned in a sought after West Parley location, with a larger than average south facing garden, off road parking for multiple vehicles and a garage.**

**An excellent family home which is within catchment for Parley First School and also offers excellent scope for extension due to it's layout and size of plot.**

Three Bedroom Detached House  
Utility Room & Guest WC  
Immaculate Throughout  
External Brick Built Store  
Garage

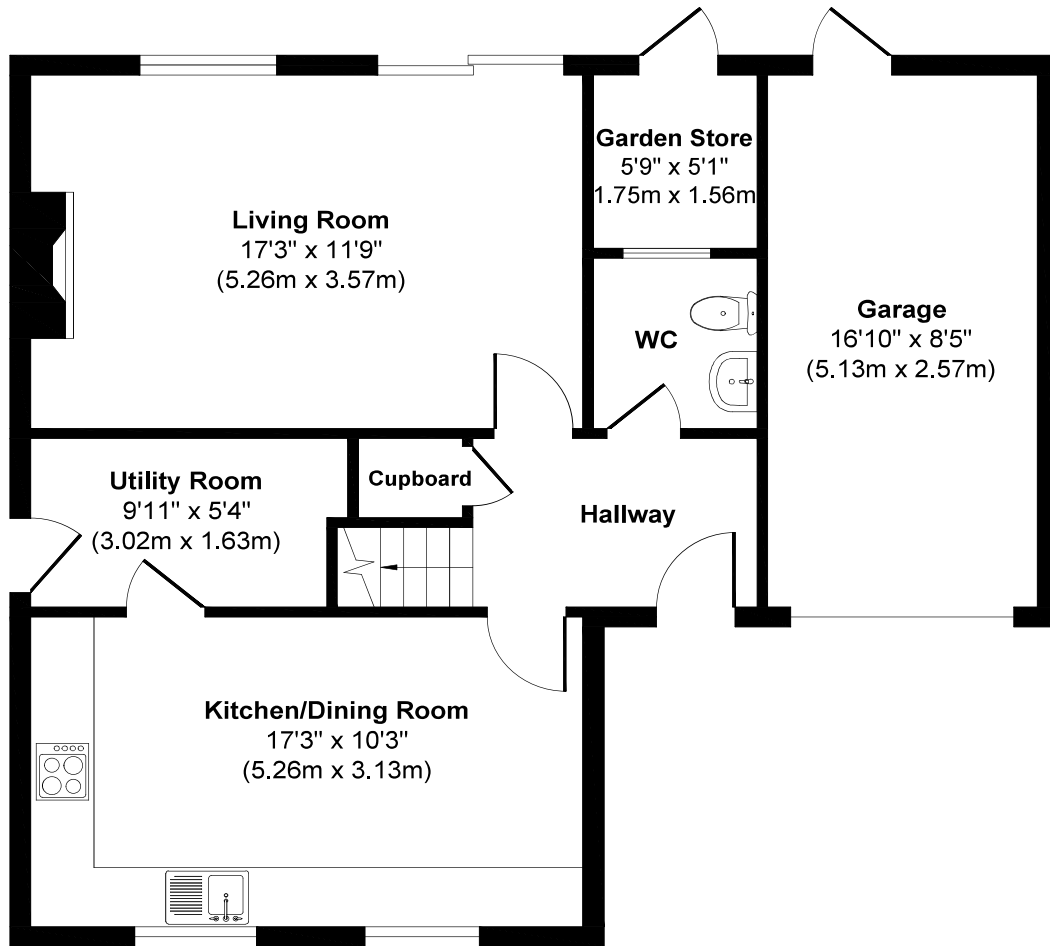
Lots Of Scope For Extension  
Luxury Shower Room  
Driveway For Multiple Vehicles  
South Facing Garden  
In Catchment For Parley First School

EPC D | Council Tax Band D

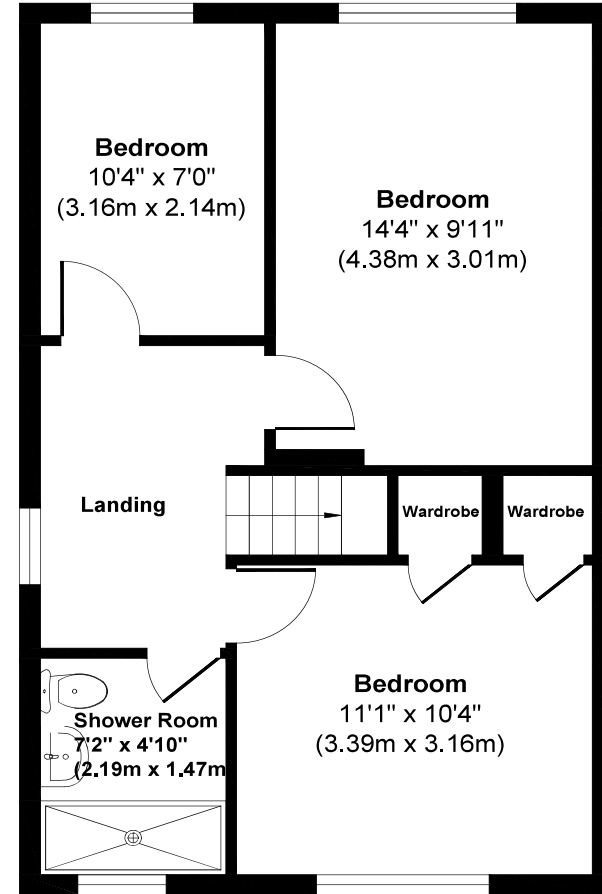
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ferndown@winkworth.co.uk



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**Ground Floor**  
Approximate Floor Area  
736 sq. ft  
(68.44 sq. m)



**First Floor**  
Approximate Floor Area  
487 sq. ft  
(45.25 sq. m)

**Approx. Gross Internal Floor Area 1223 sq. ft / 113.69 sq. m**  
**Illustration for identification purposes only, measurements approximate and not to scale.**



## LOCATION

Positioned in a sought after residential area of West Parley just a short distance from Ferndown town centre, within catchment of Ferndown Schools and close to a range of amenities including an M&S Foodhall. There are bus routes within a short walk giving you easy access to Wimborne, as well as Bournemouth & 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 A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car.

## Winkworth Ferndown

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**Winkworth**