



**Birch Avenue**

West Parley, Ferndown BH22 8PG

**Guide Price £780,000**







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**FREEHOLD**

**This beautifully presented and deceptively spacious four/five bedroom, two bathroom, detached modern home is positioned in a quiet cul-de-sac location in a highly sought after residential area close to peaceful woodland walks.**

**This stunning property has to be seen to be truly appreciated, with a very versatile layout that will suit a range of buyers needs, further benefits include a detached garage and a secluded garden as well as off road parking for several vehicles, ideal for those with a caravan/motor home.**

**Detached  
Stunning Interior  
Versatile Layout  
Two Bathrooms  
Secluded Garden  
Close To Woodland Walks  
Off Road Parking For Several Vehicles  
Detached Garage  
Cul-De-Sac Location  
Four/Five Bedrooms**

**EPC C | Council Tax Band D**

**01202 434365**

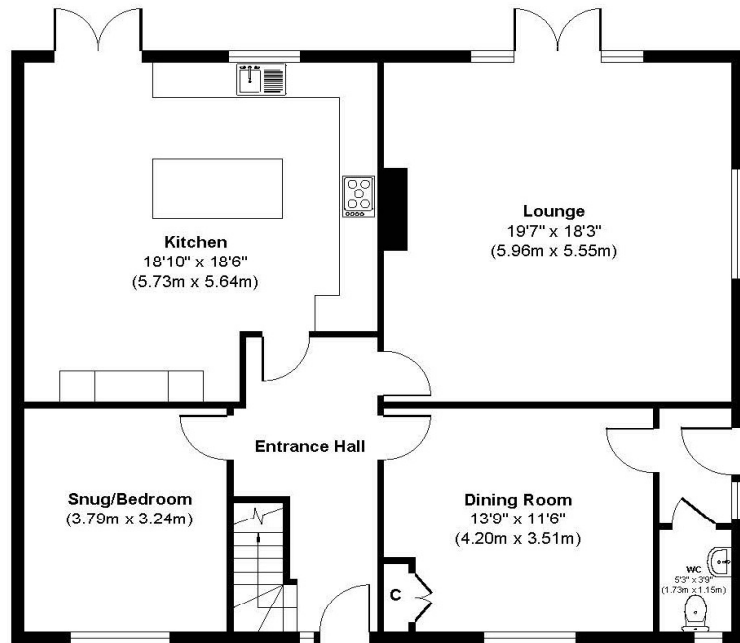
**ferndown@winkworth.co.uk**



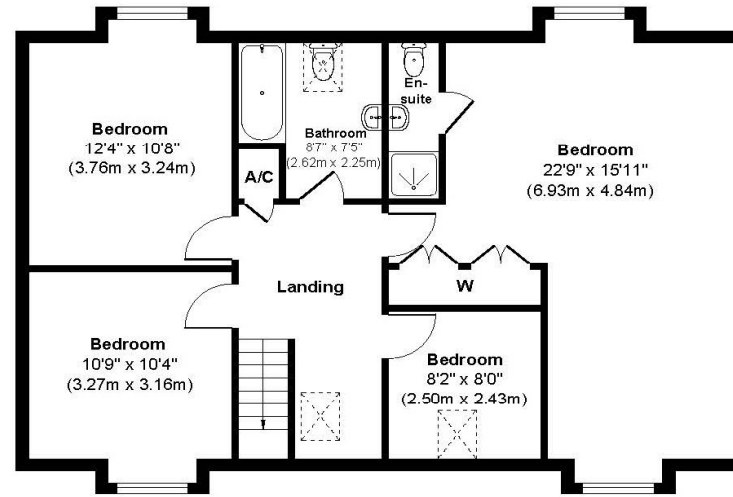




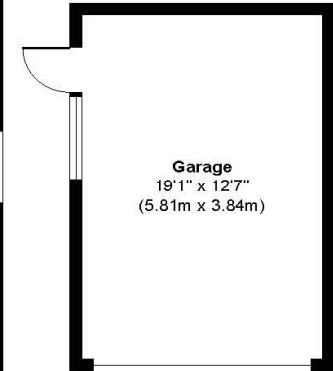
## Birch Avenue



Ground Floor  
Approximate Floor Area  
1169 sq. ft  
(108.61 sq. m)



First Floor  
Approximate Floor Area  
877 sq. ft  
(81.51 sq. m)



Garage  
Approximate Floor Area  
240 sq. ft  
(22.31 sq. m)

**Approx. Gross Internal Floor Area 2286 sq. ft / 212.43 sq. m**

Illustration for identification purposes only, measurements approximate and not to scale, unauthorized reproduction is prohibited



## LOCATION

Amenities at West Parley are just 400 metres away and include a Tesco Express, post office and chemist. Ferndown itself offers an excellent range of shopping, leisure, and recreational facilities, with the town centre located approximately 1.5 miles away. There is a championship Golf Course on nearby Golf Links Road and there are bus stops just a stone's throw away with buses to Poole, Wimborne and Bournemouth all of which have a wide range of shops, cafes and restaurants. Award winning beaches are just twenty minutes away and the A31 provides quick access to Southampton, London and beyond.

Winkworth Ferndown

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