



## 10 Lydlinch Close

West Parley, Ferndown BH22 8RT

**Guide Price £550,000**

**Winkworth**





**GUIDE PRICE £550,000  
FREEHOLD**

**This well maintained three double bedroom detached bungalow is positioned in a sought after cul-de-sac in the popular residential area of West Parley.**

**The property has light and spacious accommodation and further benefits from off road parking for several vehicles (ideal for those with a caravan or camper) a detached garage and a 17ft insulated garden home/office studio.**

Detached Bungalow  
Fully Boarded Loft  
Sought After Cul-de-Sac  
Three Double Bedrooms  
Well Maintained Throughout  
Kitchen/Diner  
Comprehensive Range Of Hammonds Fitted Bedroom Furniture  
Secluded Garden  
Detached Garage  
17ft Insulated Garden Home Office/Hobbies Room  
Off Road Parking For Several Vehicles

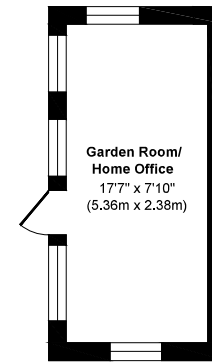
EPC D | Council Tax Band E

**01202 434365  
ferndown@winkworth.co.uk**

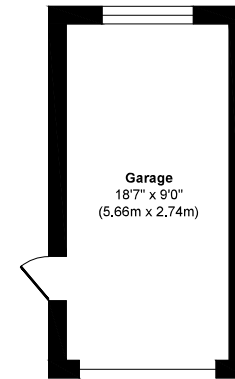




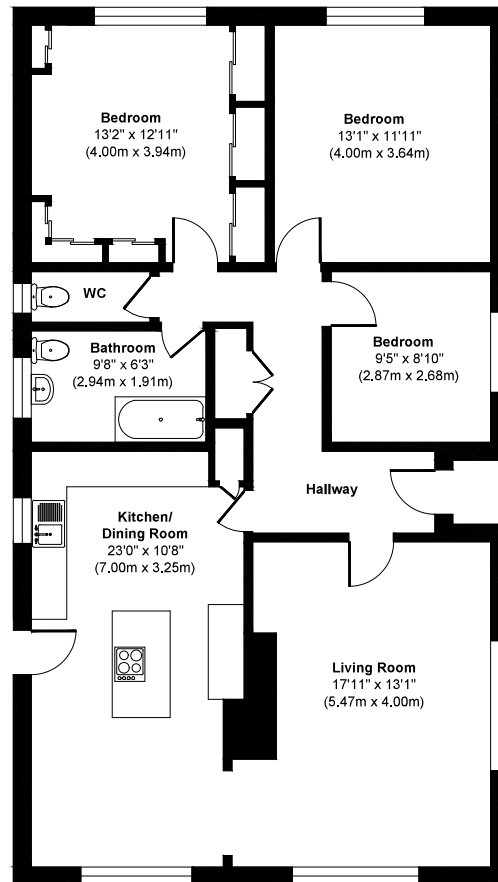
# Lydlinch Close



**Garden Room/  
Home Office**  
17'7" x 7'10"  
(5.36m x 2.38m)



**Garage**  
18'7" x 9'0"  
(5.66m x 2.74m)



**Floor Plan**  
Approximate Floor Area  
1235 sq. ft  
(114.75 sq. m)

**Approx. Gross Internal Floor Area 1539 sq. ft / 143.00 sq. m (including garage and garden room)**





## LOCATION

Positioned in a very desirable residential area of West Parley, walking distance of local shops and just two miles 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 twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond.

Winkworth Ferndown

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