



**Birch Avenue, West Parley
Dorset BH22 8PG**

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FREEHOLD PRICE £400,000

An immaculately presented and deceptively spacious three double bedroom, two bathroom, detached chalet bungalow, nestled away in a quiet cul-de-sac location whilst enjoying a sought after residential area within West Parley.

On entering the property you are immediately greeted with a spacious entrance hall with doors leading off into a 20ft lounge/dining room that is situated at the rear of the property and overlooks the secluded rear garden, with double glazed French doors leading out from the dining area onto a patio area. The property also offers a good size and dual aspect modern kitchen/breakfast room with integrated oven, hob and extractor, Hotpoint washing machine, dishwasher, space for fridge/freezer, a tiled floor and space for a breakfast table and chairs. The kitchen also enjoys a pleasant outlook across the rear garden with a side door leading out onto a side path. There are two ground floor double bedrooms both overlooking the front garden which is served by a good size family bathroom, finished in a modern white suite, incorporating a panelled bath with shower over and glass shower screen.

On the first floor there is a spacious master bedroom which enjoys a dual aspect and has a fitted double wardrobe. The master bedroom has the use of a first floor bathroom finished in a modern white suite, incorporating a panelled bath with mixer taps and partly tiled walls.

The rear garden faces a westerly aspect, offers a good degree of privacy and measures approximately 40ft x 35ft. Adjacent to the rear of the property there is a large paved patio area which extends the full width of the property. Steps lead up to a slightly raised lawned area with a rear pedestrian access leading out to a rear driveway and a path leading up to a side door into the garage.

A front gravelled driveway provides off-road parking for two vehicles with steps and a slope leading up the front entrance of the property. A shared gravel driveway leads up to a single garage. The single garage measures 18ft 3in x 9ft, has a metal up and over door, side door, light and power.

Further benefits include double glazing as well as replacement UPVC fascias and soffits, a gas fired central heating system and the property is offered with immediate vacant possession.

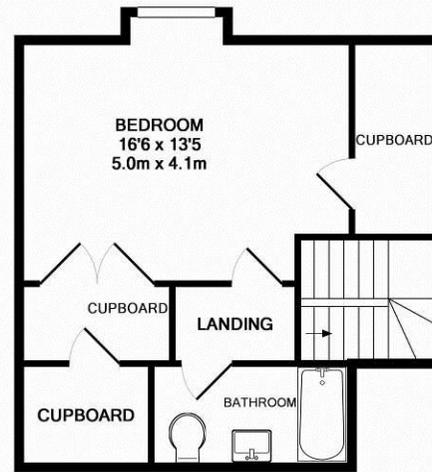
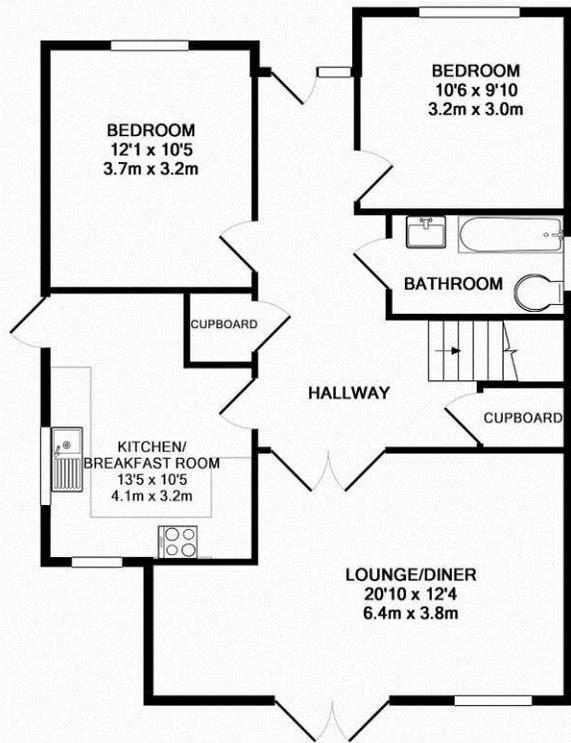
There are a small selection of amenities located in West Parley less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 1.5 miles away.

COUNCIL TAX BAND: E

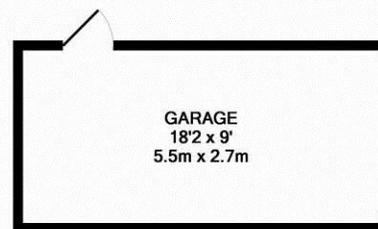
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





1ST FLOOR
 APPROX. FLOOR
 AREA 424 SQ.FT.
 (39.4 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 978 SQ.FT.
 (90.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1402 SQ.FT. (130.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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