



**DIXON  
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**Draft Particulars**

**Spacious 3-Bedroom Detached Bungalow in Delightful Position. Scope to Improve**

**Tenure: Freehold**

**Approx 103 sq metres (1108 sq ft)**

**Plot: approx 0.17 acre**

**7 High Trees Walk,  
Ferndown. BH22 9SF**

**Price £475,000**

- Entrance Lobby
- Spacious Hall
- Large Lounge/Dining Room
- Kitchen/Breakfast Room & Utility
- Conservatory
- 3-Double Bedrooms

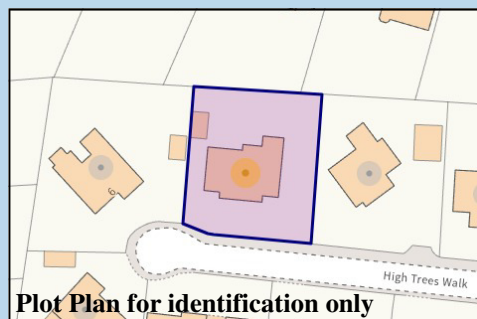
- En-Suite Shower, Bathroom & Cloakroom
- Delightful Garden
- Detached Garage
- Gas Central Heating & Double-Glazing
- Pleasant Cul-de-Sac Location
- Near to Local Amenities & nature walks



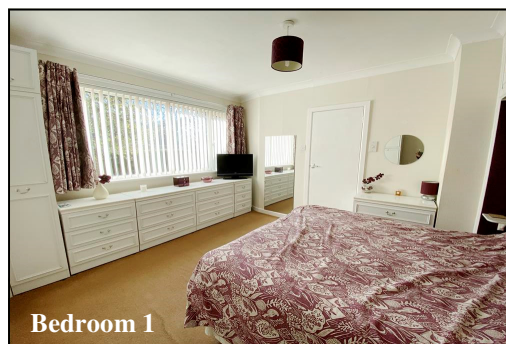
Spacious, detached bungalow occupying a secluded location in a delightful cul-de-sac a reasonable distance for Ferndown town Centre and close to protected nature walks. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. **The property offers well-planned accommodation with scope to improve, allowing a new occupier to place their own stamp on the bungalow.** Outside the property has a delightful mature garden, ample parking & detached garage.

Accommodation and approximate room sizes:

- Enclosed Entrance Lobby
- Spacious Hall: Hatch to insulated roof space. Double cupboard.
- Lounge/Dining Room: A good-sized room with wide patio doors leading to front garden. Feature open-fireplace.
- Kitchen/Breakfast Room: Range of floor and wall cupboards. Cooker point. Space for dishwasher & tall fridge /freezer. Larder cupboard. Door to:
- Utility: Plumbing for washing machine. Double doors to garden. Door to:
- Conservatory: Ceramic tiled floor. Double doors to garden.
- Bedroom 1: Front aspect window overlooking garden.
- En-Suite Shower Room
- Bedroom 2: Front aspect window overlooking garden.
- Bedroom 3: Rear aspect window overlooking garden.
- Bathroom: Panelled bath with mixer tap & shower attachment. Wash basin. Separate WC.
- Gas Central Heating & PVCu Double-Glazing
- Private Rear Garden: Delightful private garden with paved patio area to the rear of the property leading to lawn with well stocked shrub borders. Side gate. Outside tap. Garden shed.
- Wide Driveway providing ample parking & leading to:
- Detached Garage: Up & over door. Side door.
- Council Tax Band 'E'
- Energy Rating 'D'



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04998





This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

