



## Dudsbury Road, West Parley, Ferndown, BH22 8RB

£749,500

- Five Bedrooms
- Well Presented Throughout
- UPVC / Gas Central Heating
- Lovely Size Plot & Gardens
- Driveway With Ample Off Road Parking
- Detached Chalet Style House
- Good Size Open Plan Living Area
- Two Bathrooms
- Potential To Extend & Redevelop STPP
- Detached Garage

OFFERS INVITED / FIVE BEDROOM DETACHED CHALET STYLE FAMILY HOUSE SITUATED ON A LOVELY LARGE PLOT IN A SOUGHT AFTER LOCATION WITH THE POTENTIAL TO FURTHER EXTEND STPP >>> Greys Estate Agents are delighted to offer for sale this well presented chalet style house situated in the highly sought after Dudsbury Road in West Parley, Ferndown. The property comprises: Five bedrooms, two bathrooms, good size open plan living area, modern kitchen / breakfast room, lovely secluded rear garden, detached garage, front garden and a driveway providing ample off road parking. Other benefits include UPVC double glazing and gas central heating.



### OPEN PLAN LOUNGE / DINING ROOM

30'2" x 12'10" (9.22 x 3.92)

### KITCHEN / BREAKFAST ROOM

14'9" x 10'9" (4.50 x 3.28)

### BEDROOM ONE / GROUND FLOOR

15'11" x 12'5" (4.86 x 3.79)

### BATHROOM - GROUND FLOOR

### BEDROOM TWO / GROUND FLOOR

11'5" x 11'5" (3.48 x 3.48)

### BEDROOM THREE / FIRST FLOOR

13'10" x 10'5" (4.23 x 3.20)

### BEDROOM FOUR / FIRST FLOOR

10'7" x 10'5" (3.25 x 3.20)

### BEDROOM FIVE / FIRST FLOOR

10'10" x 7'5" (3.32 x 2.27)

### SHOWER ROOM

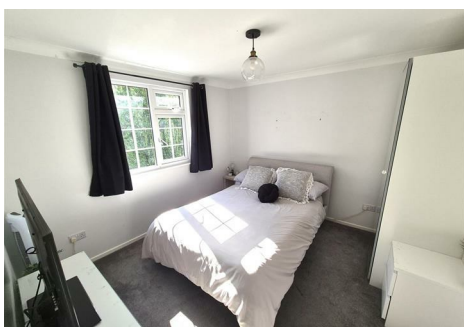
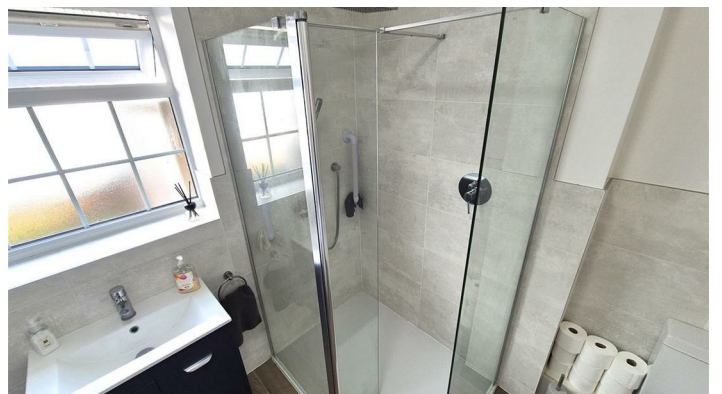
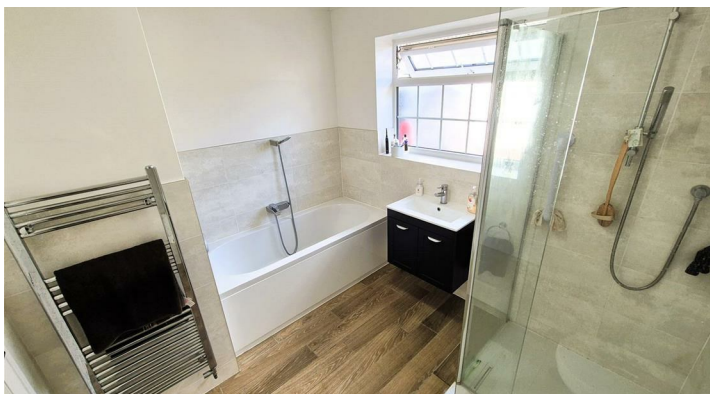
### DETACHED GARAGE

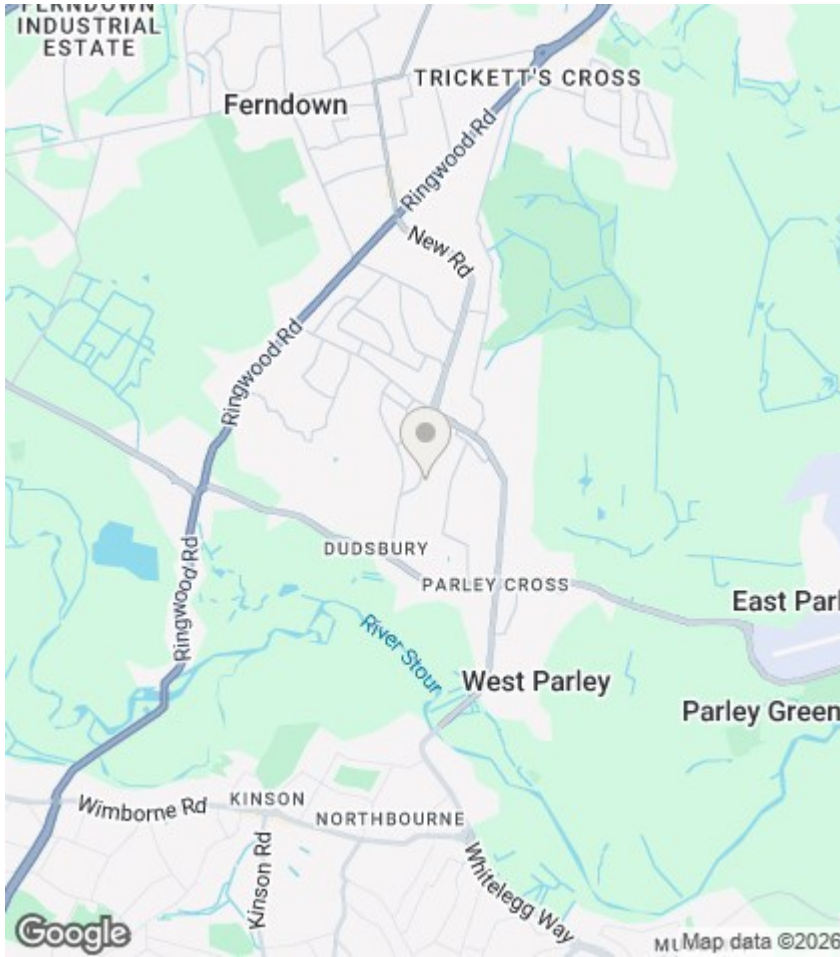
19'10" x 9'10" (6.07 x 3.02)

The garage benefits from a power supply.









## Agents note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred. No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

## Viewings

Viewings by arrangement only. Call 01202 749390 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

