



Brabourne Avenue  
Ferndown BH22 9EH  
Guide Price £450,000





**GUIDE PRICE £450,000**  
**FREEHOLD**

**A fantastic opportunity to purchase this well maintained and spacious four bedroom two bathroom link detached house.**

**The property is positioned in a quiet cul-de-sac within walking distance of Ferndown schools and high street and further benefits from a south facing garden, that has direct access onto Ferndown Common, a garage, driveway and no onward chain.**

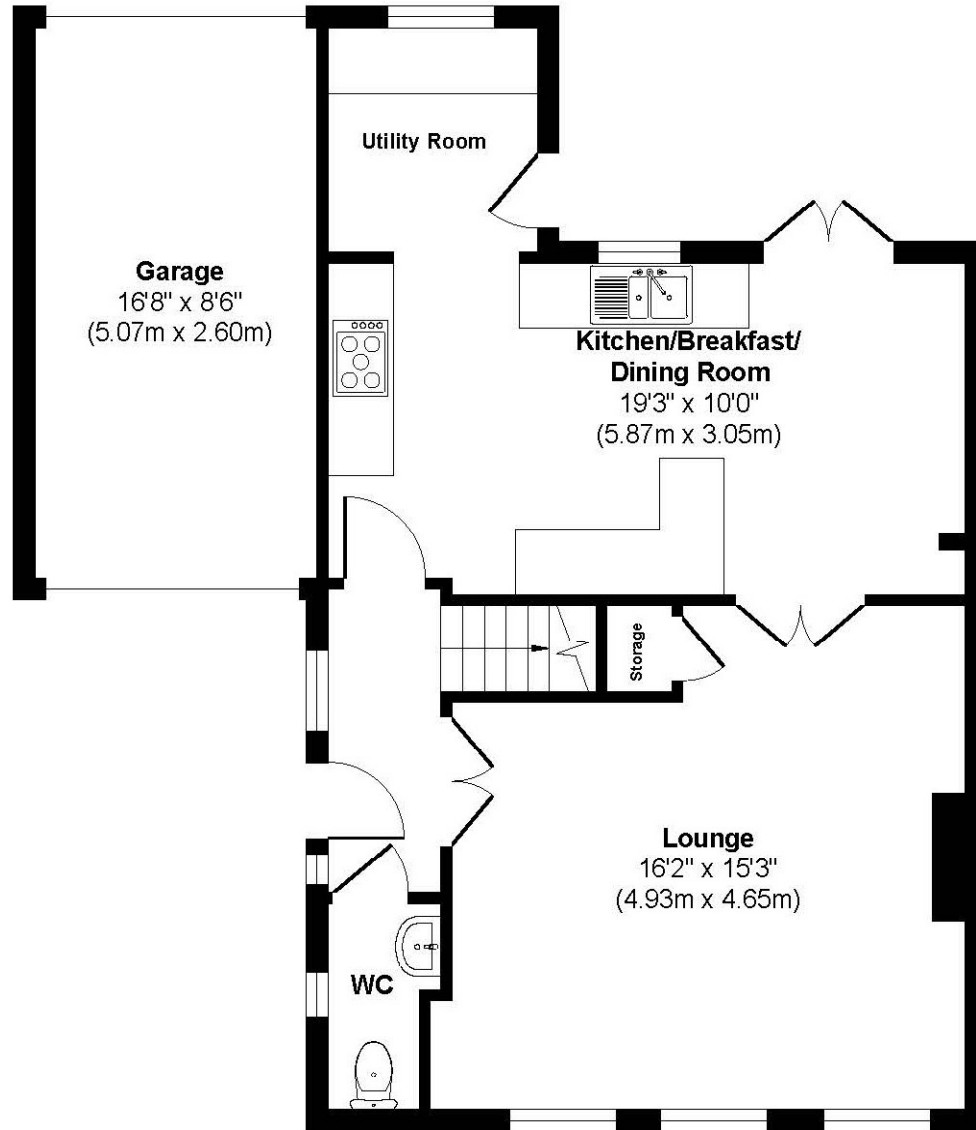
Sought After Cul de Sac  
Well Maintained Throughout  
Utility Room & Guest Cloakroom  
Direct Access Onto Ferndown Common  
En-suite Bedroom  
Kitchen/Diner  
Short Walk From Town Centre  
Garage & Driveway  
South Facing Garden  
No Onward Chain

EPC C | Council Tax Band E

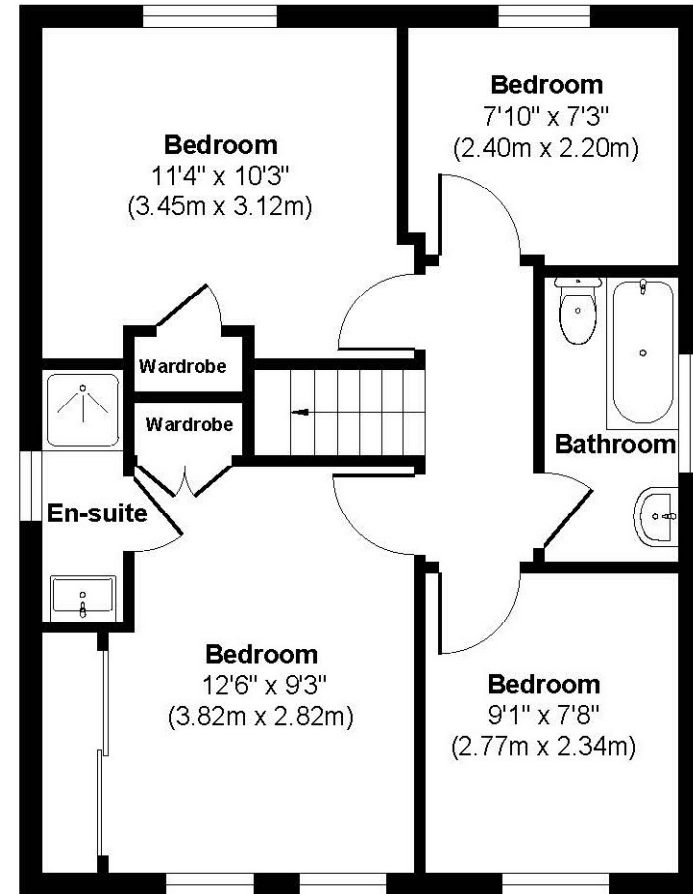
01202 434365  
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# Brabourne Avenue



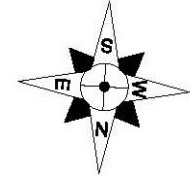
**Ground Floor**  
Approximate Floor Area  
685 sq. ft  
(63.66 sq. m)



**First Floor**  
Approximate Floor Area  
493 sq. ft  
(45.78 sq. m)

**Approx. Gross Internal Floor Area 1261 sq. ft / 117.15 sq. m**

Illustration for identification purposes only, measurements approximate and not to scale.





## LOCATION

Positioned in a sought after quiet cul-de-sac just a short distance from Ferndown town centre, within catchment of Ferndown Schools and close to a range of amenities including an M&S Food Hall. 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 just twenty minutes away and the A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car.

## Winkworth Ferndown

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**Winkworth**