



**544 Wimborne Road East**

Ferndown, BH22 9NG

**GUIDE PRICE £425,000**

**Winkworth**





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FREEHOLD**

**A charming three bedroom, two bathroom character filled house conveniently positioned within walking distance of Ferndown high street.**

**The property has approved planning permission and further benefits from a low maintenance garden, off road parking and a garden studio/home office.**

Three Bedrooms  
Home Office/Studio  
Low Maintenance Garden  
Two Bathrooms  
Lots Of Reception Space  
Off Road Parking  
Close To Local Amenities  
Walking Distance To High Street  
Character Features  
Approved Planning Permission  
Well Maintained Throughout

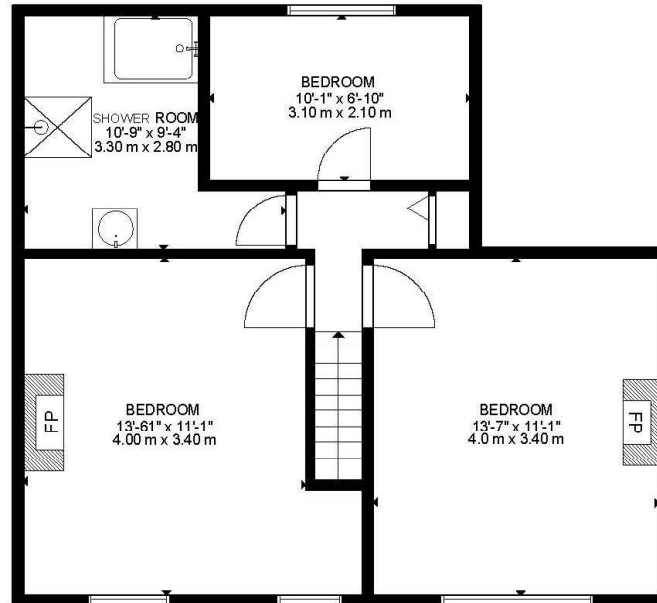
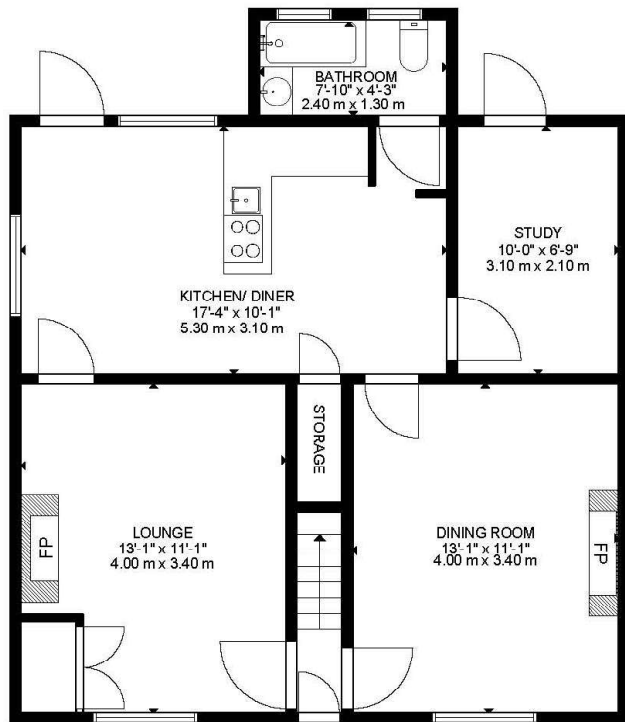
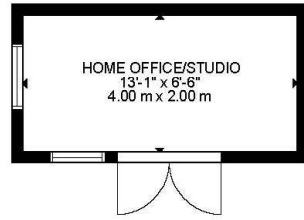
EPC D Council Tax Band D

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





Wimborne Road East



GROUND FLOOR  
591 SQ FT  
55 m2

FIRST FLOOR  
476 SQ FT  
44 m2

GROSS INTERNAL AREA  
TOTAL: 1067 SQ FT 99 m2  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## LOCATION

Conveniently positioned just a short distance 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 Bournemouth, Wimborne and Poole, all of which have an excellent range of shops, bars, restaurants and leisure facilities. Award winning sandy beaches are just twenty minutes away in Bournemouth and the nearby A31 provides quick access to the New Forest, Southampton and London.

Winkworth Ferndown

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**Winkworth**