



**12 Greenwood Avenue**  
Ferndown BH22 9LE  
**Guide Price £675,000**







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**FREEHOLD**

**This deceptively spacious four bedroom, three bathroom detached chalet style home sits proudly on a secluded plot of almost 1/3 of an acre.**

**Positioned in a very sought after residential cul-de-sac, just a short distance from Ferndown schools and amenities. Further benefits include a 40ft garage which has excellent annexe potential and a driveway for several vehicles.**

**Detached Chalet Style Home  
Two En-suite Bedrooms  
Large Kitchen/Diner  
40ft Garage With Former Cloakroom  
Sought After Cul-de-Sac Location  
Close To High Street  
Off Road Parking For Several Vehicles  
Lovely Secluded 130ft Garden  
Well Maintained Throughout**

**EPC C | Council Tax Band D**

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











GOODS FIT TOTAL AREA  
 FLOOR 1: 1480 SQ FT (137.4 m<sup>2</sup>)  
 TOTAL: 294 SQ FT (27.2 m<sup>2</sup>)  
 (SEE 3RD DRAWING FOR PRELIMINARY ACTUAL AREA)







## LOCATION

Positioned in this sought after, quiet residential location just a short walk 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 Bournemouth, Poole and Wimborne, 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 nearby A31 provides quick access to the New Forest, Southampton, London and beyond for the commuter by car.

## Winkworth Ferndown

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**Winkworth**