



£455,000
7 Wardens Close
Hayling Island, PO11 0QY

PROPERTY SUMMARY

Located in a quiet cul-de-sac on the Western side of Hayling Island this very nicely presented detached home would make a perfect family home. Spacious ground floor accommodation includes a lovely sitting room which has folding doors through to the well proportioned fitted kitchen/dining room, with an additional ground floor room (formally the garage) which also has a wet room. On the first floor there are three bedrooms and a family bathroom. Outside there is ample parking to the front and side access to the enclosed and picturesque westerly facing rear garden which is mainly laid to lawn with patio and storage sheds. Contact Jeffries & Dibbens to arrange an internal inspection.





HALL

LOUNGE 13' 4"(plus bay) x 12' (4.06m x 3.66m)

KITCHEN/DINER 18' 10" x 9' 2" (5.74m x 2.79m)

ROOM (FORMERLY GARAGE) 11' x 8' (3.35m x 2.44m)

WET ROOM

LANDING

BEDROOM ONE 12' 5" x 11' 9" (3.78m x 3.58m)

BEDROOM TWO 11' 9" x 10' 3" (3.58m x 3.12m)

BEDROOM THREE 7' 3" x 6' 8" (2.21m x 2.03m)

BATHROOM

WC

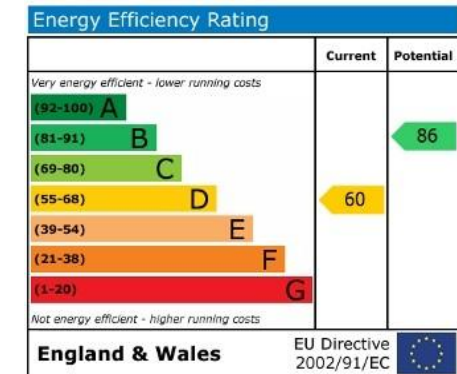


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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