



Offers Over:  
**10 Oakwood Road | PO11 9AY | £350,000**

GEOFF  
 **FOOT**  
ESTATE AGENTS LTD

7 Elm Grove • Hayling Island  
Hampshire • PO11 9EA  
Tel : 023 9246 1666 • Fax: 023 9246 1661  
[www.geofffoot.co.uk](http://www.geofffoot.co.uk)  
email: [sales@geofffoot.co.uk](mailto:sales@geofffoot.co.uk)





*Internal viewing is highly recommended to appreciate this modern two double Bedroom detached Bungalow in a popular road in Central Hayling, convenient to local shops, schools, health center and amenities. The property has a modern Kitchen with some integrated appliances, white Bathroom suite and a south facing enclosed Rear Garden. There is a driveway and detached Garage. Bus routes and the Sea front are not far. Well presented.*

- **Detached Bungalow in central Hayling.**
- **Two double Bedrooms.**
- **Fitted modern Kitchen with integrated appliances.**
- **Gas heating system. UPVC Double glazing.**
- **Internal Oak doors.**
- **White family Bathroom suite.**
- **Long driveway offering ample parking.**
- **Detached Garage.**
- **South facing enclosed Rear Garden.**
- **Convenient local Shops, Amenities, Bus routes.**
- **Well presented.**

**Freehold | EPC: D | Council Tax Band: C**



The accommodation comprises:

**Tiled step and UPVC double glazed door to –**

**Entrance Hallway –**

Attractive strip wood effect floor tiling. Radiator. Built in cupboard with hanging rail and shelf. Cupboard over. Digital wall thermostat. Access to loft space.

**Lounge – 13' 6" x 11' 1" (4.11m x 3.38m)**

Wifi and telephone point. Radiator. UPVC double glazed sliding patio doors with vertical blinds, leading to rear Garden.

**Kitchen – 10' 5" x 7' 5" (3.17m x 2.26m)**

Single drainer sink unit and mixer tap set in wood effect laminated work surface, cupboard below. Space and plumbing for automatic washing machine. Return work surface with matching range of neutral coloured wall and base cupboards and drawers. Integrated dish washer. Tiled splash backs. inset 'Logik' 4-ring induction hob, built in double oven below. Plinth heating. Wall cupboard housing 'Vaillant' gas boiler. further work surface with integrated fridge and freezer and tall larder cupboard. attractive floor tiling. Double glazed window to front. Double glazed window and door to side aspect.

**Bedroom 1 – 12' 3" x 11' 2" (3.73m x 3.40m)**

Double glazed window to front aspect with roller blind. Radiator. Twin wardrobes with hanging rail and shelving. Telephone point.

**Bedroom 2 – 10' 10" x 8' 10" (3.30m x 2.69m)**

Double glazed window overlooking rear Garden. Radiator.

**Family Bathroom –**

White suite comprising panelled Bath with mixer tap and 'rainfall style head with diverter over, fitted screen. Pedestal wash hand basin and close coupled WC. Ceramic wall and floor tiling. 'Ladder style' towel radiator. Obscure double glazed window to side elevation. Extractor fan.

**Outside Front –**

Open plan laid to lawn. Low fencing to one side. Long concrete driveway leading to:

**Detached Garage –**

With up and over door. side service door.

**South facing Rear Garden –**

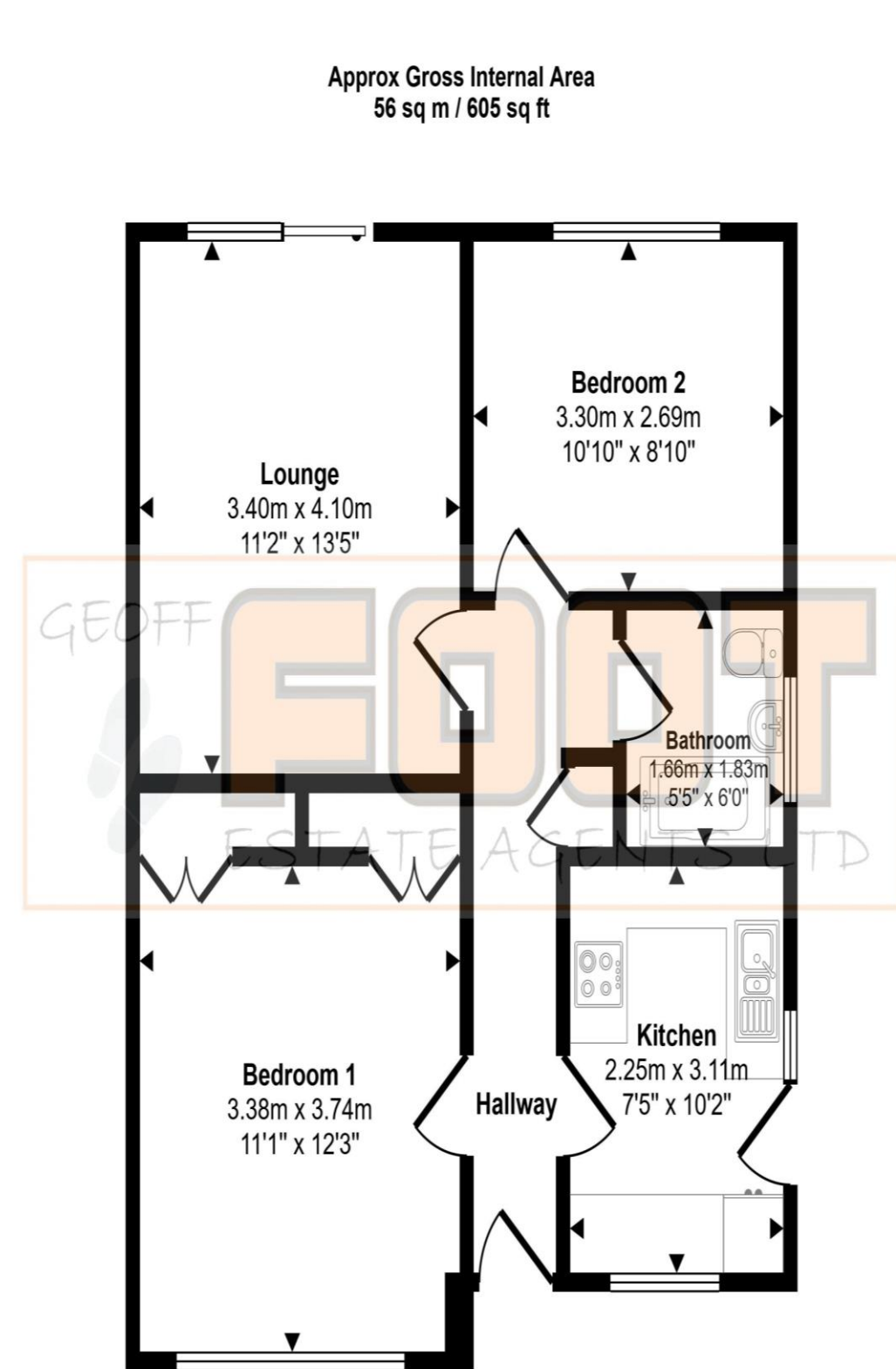
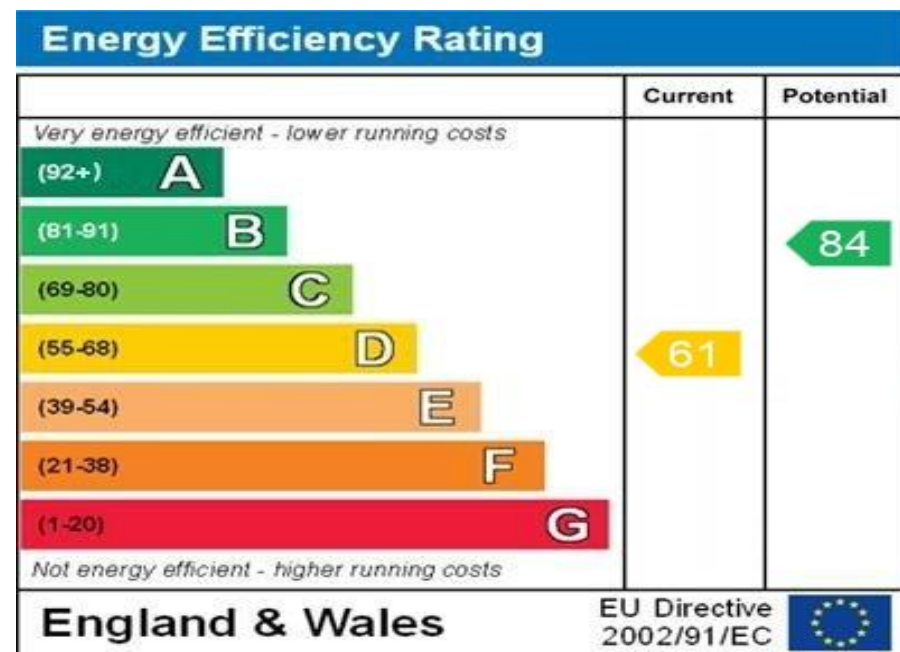
Concrete patio area for seating and tubs etc. mainly laid to lawn. Fence enclosed.

[To view the virtual tour for this property please scan the QR Code >>](#)



**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.