



- Attractive Victorian Detached House
- Bay Window 13'9 Lounge
- 15'8 x 14'2 Garden Chalet With Sun Deck
- Utility Room/Cloakroom & Workshop
- No Onward Chain
- Separate 12'11 Dining Room
- Sought After Residential Road
- Comfortable 3 Bedroom Accommodation
- Generous 85ft Rear Garden
- Well Placed for Local Amenities

52 High Park Road, Ryde, Isle Of Wight, PO33 1BX

£369,950

High Park Villa' is an attractive Victorian detached house situated in one of Ryde's most sought after residential roads. It is Positioned in Elmfield, a popular suburb of Ryde, where this characterful family home is well placed for the amenities in the area. These include the leafy environs of Appley Park leading down to its adjoining beach, Westridge Golf Course, no less than two petrol stations, a major supermarket two local convenience stores literally just around the corner. The striking exterior of sand brick elevations with rendered quoins ensures this property stands out in this highly regarded road. At ground floor there are two comfortable reception rooms and a handy study area neatly concealed under the rising stairs. The cloakroom & utility is off the kitchen to the rear and this seamlessly leads to the extensive 85ft garden and substantial garden chalet. The chalet will easily provide 'work from home' space, a home gym or more of a summerhouse in the warmer months. Upstairs and there are three bedrooms to choose from and a shower room for all to use. The gated driveway has space for two vehicles and there is unrestricted on-street parking in High Park Road for guests and visitors. Both the town centre and the beaches are the briefest of drives from this exciting home where you will have plenty of retail options and beachside bars and restaurants to enjoy. As an extension to local facilities you will only need to jump on the highspeed passenger crossings to mainland Portsmouth and Southsea.



# Accommodation

## Entrance Hallway

## Lounge

13'9 into bay x 12'6 max (4.19m into bay x 3.81m max)

## Dining Room

12'11 x 11'1 (3.94m x 3.38m)

## Kitchen

13'10 x 7'11 (4.22m x 2.41m)

## Rear Lobby

## Utility Room/Cloakroom

## Landing

## Bedroom 1

13'9 x 11'9 (4.19m x 3.58m)

## Bedroom 2

13'2 x 12'11 (4.01m x 3.94m)

## Bedroom 3

11'2 x 7'10 (3.40m x 2.39m)

## Shower Room

## Parking

The gated brick paved driveway offers spaces for atleast two vehicles.

## Gardens

The walled front garden is mostly laid to brick paving with its boundaries filled with various established plants and shrubs. A gated side access leads to the rear garden. The rear garden is mostly laid to lawn and enclosed by fence and hedge boundaries. The lawn is edged by shaped beds and borders. Pergola covered sun deck. Raised pond. Garden sheds. Garden tap. The rear garden measures some 85ft in length (approx).



**Garden Chalet**

15'8 x 14'2 (4.78m x 4.32m)

A substantial timber built construction with a pitched corrugated roof. Insulated walls, floor and roof void. Power points. Lighting. Carpets. Double glazed window. Double glazed French doors to sun deck. Walk in storage room. Sun deck (18' 7 x 16' 0) with balustrade and steps down to lawn. External lighting.

**Workshop**

10'2 x 5'2 (3.10m x 1.57m)

Double glazed window overlooking garden. Power and lighting. Fully insulated. Pitched roof.

**Council Tax**

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**Services**

Unconfirmed gas, electric, telephone, mains water and drainage.

**Agents Note:**

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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