

**32 Forest Road Sandown, PO36 0JY**

**£400,000**



**CHAIN FREE!** This well-presented bungalow is situated in the quiet village of Winford, offering easy access to public transport and is just a short drive from supermarkets. The bungalow features three double bedrooms, a family-sized bathroom, and a newly furnished kitchen. There is a good-sized lounge at the rear that overlooks the garden, along with a separate shower room. Outside you have a spacious driveway, and a generously-sized garden that backs onto woodlands. Other benefits include gas central heating and double glazing.

**CHAIN FREE**

**3 DOUBLE BEDROOMS**

**DRIVEWAY AND GARAGE**

**DETACHED BUNGALOW**

**POPULAR AREA**

**NEWLY FITTED KITCHEN**

## ROOMS

### Hallway

As you come through the front door of the property, the entrance hall leads through the property and onto the separate rooms. Radiator is located on the wall and laminate flooring throughout.

### Kitchen 12' 2" x 11' 6" (3.720m x 3.495m)

Matching vinyl flooring that carries on from the rest of the property. Newly fitted kitchen throughout with a brand new oven. Electric Hob. Radiator and a double glazed window that looks onto the garden.

### Lounge 15' 8" x 12' 1" (4.780m x 3.677m)

Generously family room, with two double glazed windows with a view out onto the garden. Generously sized radiator and fire place. Carpeted and lots of natural light from the windows.

### Family Bathroom 5' 11" x 7' 11" (1.798m x 2.404m)

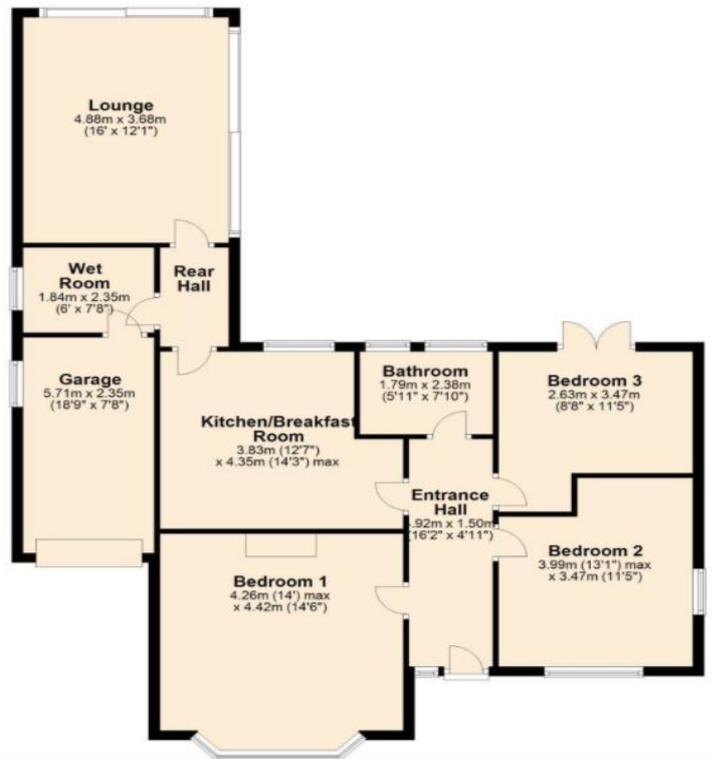
Family sized bathroom with two double glazed windows with privacy haze built in to the rear aspect of the property, bath with Jacuzzi function. Over bath shower, toilet and sink & flooring.

### Shower Room 6' 1" x 7' 10" (1.844m x 2.388m)

Separate shower room with a newly fitted walk in shower, toilet and sink. Double glazed window to side aspect, radiator and matching flooring to the rest of the property.

### Bedroom 1 13' 11" x 14' 6" (4.236m x 4.408m)

Main bedroom is located at the front of the property, with a double glazed bay window overlooking the driveway. A secondary window also overlooks onto the



### Bedroom 3 10' 11" x 11' 5" (3.331m x 3.484m)

Double bedroom located at the rear aspect of the property, with a double glazed patio doors that lead out onto the garden and patio area. Radiator and carpeted throughout.

### Outside

Generously sized driveway to the front of the property, with ample space for parking several vehicles. Access to the rear garden is via either side of the bungalow and this leads to a well-sized enclosed garden with patio area and backs onto a private woods area



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