

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



## Merryville Croft Lane

, Hayling Island, PO11 0LT

**Offers in excess of £770,000**

Arden & Way are delighted to present to the sales market this immaculate 4 bedroom detached family home. Situated in North Hayling in a secluded private road just off the main Havant Road this property is in an ideal location. Positioned in an idyllic setting a short walking distance from rural farmers fields this property incorporates tranquility and rural aspects whilst still being in easy reach of Havant - a town that is serviced by mainline rail services to Waterloo and Victoria. The A27 is located to the north of the Island with access from Havant to Portsmouth, Southampton, London and Guildford.

To the front of the property is an ample sized driveway with enough space for four vehicles and attached garage with power points and electric roller door. Upon entering the property you are greeted with a pleasant entrance Hall leading to the stairs to the first floor with glass panels, leading from the hallway is a cloakroom/W.C. The downstairs accommodation comprises of a bright and airy lounge complete with floor to ceiling windows to the front of the property flooding the room with plenty of natural light. Reversible kitchen/diner/family room to the rear of the property with modern fitted kitchen, sleek island breakfast bar and integrated appliances, Bi fold doors spanning the width of the room accessing the garden, a great place to entertain or enjoy quality family time! Conveniently positioned utility room with further integrated appliances and access to the garage. Finally the downstairs provides a double bedroom with ensuite shower room. Upstairs you will find a further three double bedrooms, one of which boasts an ensuite bathroom and walk in dressing room. There is also an attractive family bathroom. The rest of the property benefits from a well laid private garden, with large patio, Carp pond with bridge leading to further patio area and a very inviting and generously sized games/bar room.

For more information or to view please contact Arden & Way!

### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



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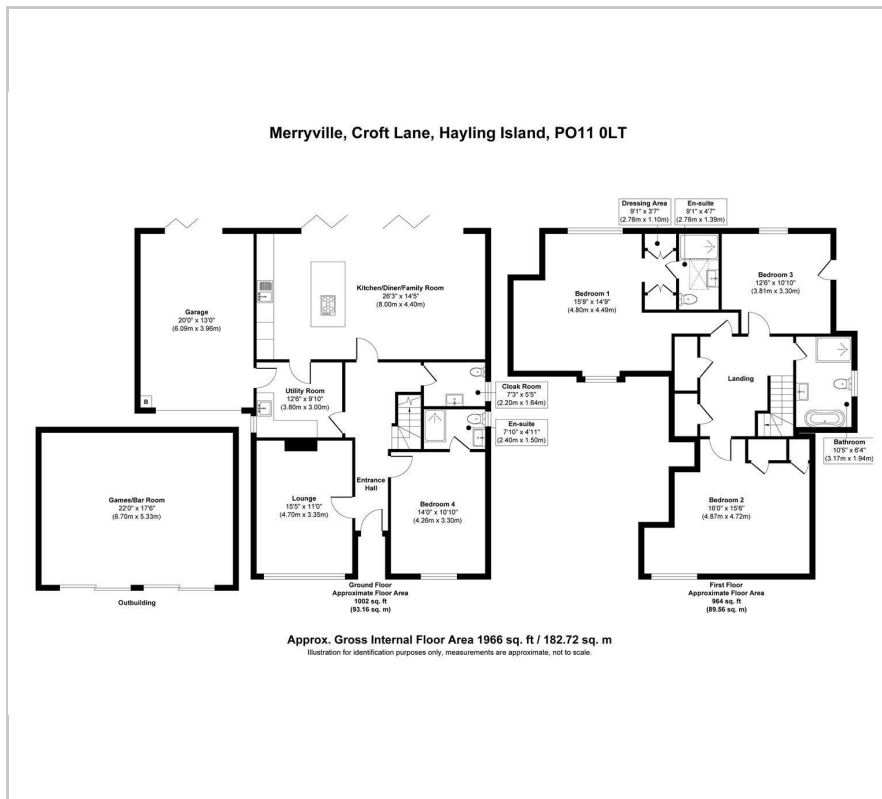


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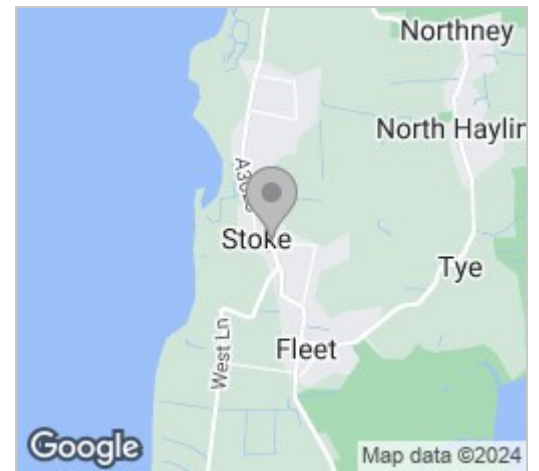




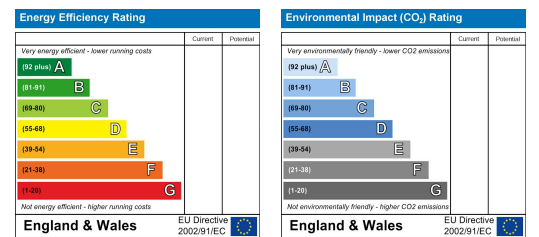
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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