

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



2 Katrina Gardens

, Hayling Island, PO11 0NW

£440,000

Arden & Way are delighted to present to the sales market this detached 3 bedroom house. Situated in a very popular and convenient area in a cul-de-sac just a short walk from local schools this property is in an ideal location for families. Amenities such as shops, pharmacy, dentist and doctors surgery are also within easy reach. Hayling Island beautiful beach is just under a mile away, a perfectly situated home.

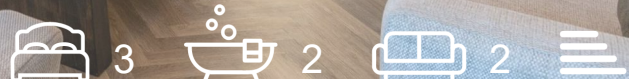
Upon entering the property you are greeted with a spacious entrance hall with downstairs W/C and internal doors leading to the following accommodation; beautifully presented lounge with Herringbone flooring and feature fireplace, double glass doors through to the kitchen which allows the space to be either open plan or closed off. The kitchen is generous in size and allows plenty of space for a range of appliances, the kitchen also boasts conveniently situated side door access to the garden. Leading from the kitchen is the extension with bi-folding doors on to the garden, currently utilised as a dining room this room would also make a great playroom or home office. Upstairs you will find three bedrooms and family bathroom with stylish roll top bath. The master bedroom is double aspect with two large windows flooding the room with plenty of natural light, built in wardrobes and ensuite shower room.

Externally the property offers a rear enclosed low maintenance garden with ample space for outdoor furnishings and a trampoline. To the front of the property is a driveway and a garage which has power, lighting and an up and over door.

For more information or to arrange a viewing 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.



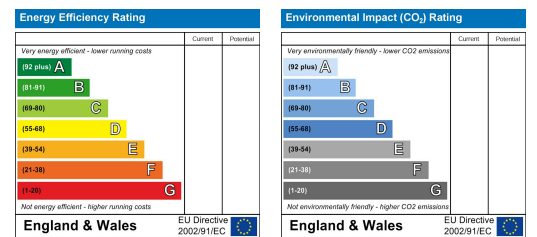
Floor Plan



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.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899

Email: info@ardenway.co.uk

www.ardenway.co.uk