

ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



13 Herons Way

Hayling Island, PO11 9FL

Offers in excess of £600,000

Arden & Way are pleased to present to the market this beautifully presented four bedroom detached house, centrally located in Hayling Island built in 2016 and having two year remaining of the NHBC warranty, benefiting from a privately enclosed rear garden, off road parking and a garage. Situated in a popular location close to amenities.

The ground floor accommodation comprises of a bright entrance hall with cloakroom/ downstairs W/C and staircase to the first floor. To the left a door opens into a sitting room/ play room neutrally decorated with tiled floor and wooden shutters, a generous sized space. To the right is a property welcoming bright study, with shutters and tiled flooring, a bright and airy space perfect for a home office. To the rear of the property is a newly renovated 630 Sq Ft kitchen/dining/family room with kitchen features including a new gas range hob, integrated dishwasher, quicker tap, large central island, dining family area. The house has a 2.5 x 4.5 ft built aluminium sliding patio doors to landscaped rear garden. Off the kitchen is a utility room with a door access to the rear garden.

Upstairs you will find the master bedroom with en-suite shower room, three further double bedrooms and newly refinished four piece family bathroom with walk in shower, tub and underfloor heating.

If your looking for a new build property located in a secluded estate without the box standard new build finish then this is for you as the owner have gone above and beyond to transform this home with all the added extras and high end finishes with over over 2000 sq ft of accommodation this home is a exceptionally well presented and is a real view.

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.

- DETACHED HOME WITH GARAGE
- SECLUDED ESTATE
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- FOUR PIECE FAMILY BATHROOM
- THREE RECEPTIONS
- NEWLY FITTED KITCHEN
- LARGE KITCHEN/DINER/FAMILY ROOM 630 SQ FT
- WINDOW SHUTTERS
- NO FORWARD CHAIN



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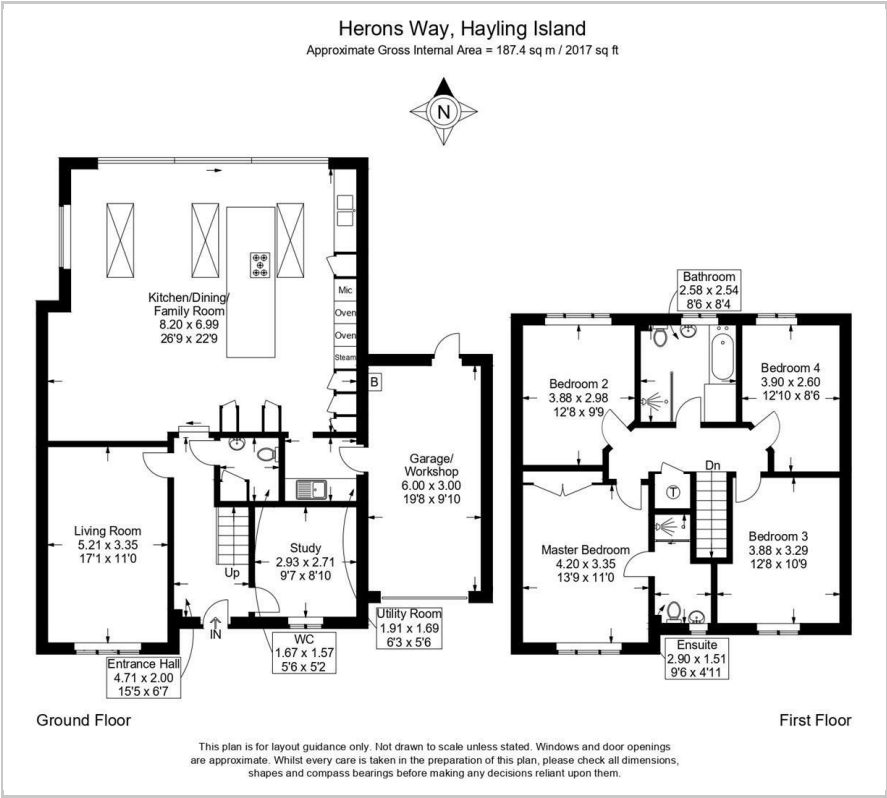
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Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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