

£325,000

4 Cherrywood Gardens

Hayling Island, PO11 9DE

PROPERTY SUMMARY

Located in a popular residential area near to schools and shops this three bedroom semi-detached house would make an ideal home for a young family. The property is well presented and benefits from a modern fitted kitchen/dining room, lounge and off road parking leading to a larger than average garage. There is a low maintenance and nicely enclosed south facing rear garden with patio area. To the front there is hardstanding providing off road parking.

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PORCH

LOUNGE 15' x 14' 4" (4.57m x 4.37m)

KITCHEN 11' 3" x 10' 5" (3.43m x 3.18m)

UTILITY ROOM

WC

SUN/DINING ROOM 14' 4" x 7' 3" (4.37m x 2.21m)

LANDING

BEDROOM ONE 12' 3" x 9' 5" (3.73m x 2.87m)

BEDROOM TWO 8' 3" x 8' (2.51m x 2.44m)

BEDROOM THREE 8' 4" x 7' 5" (2.54m x 2.26m)

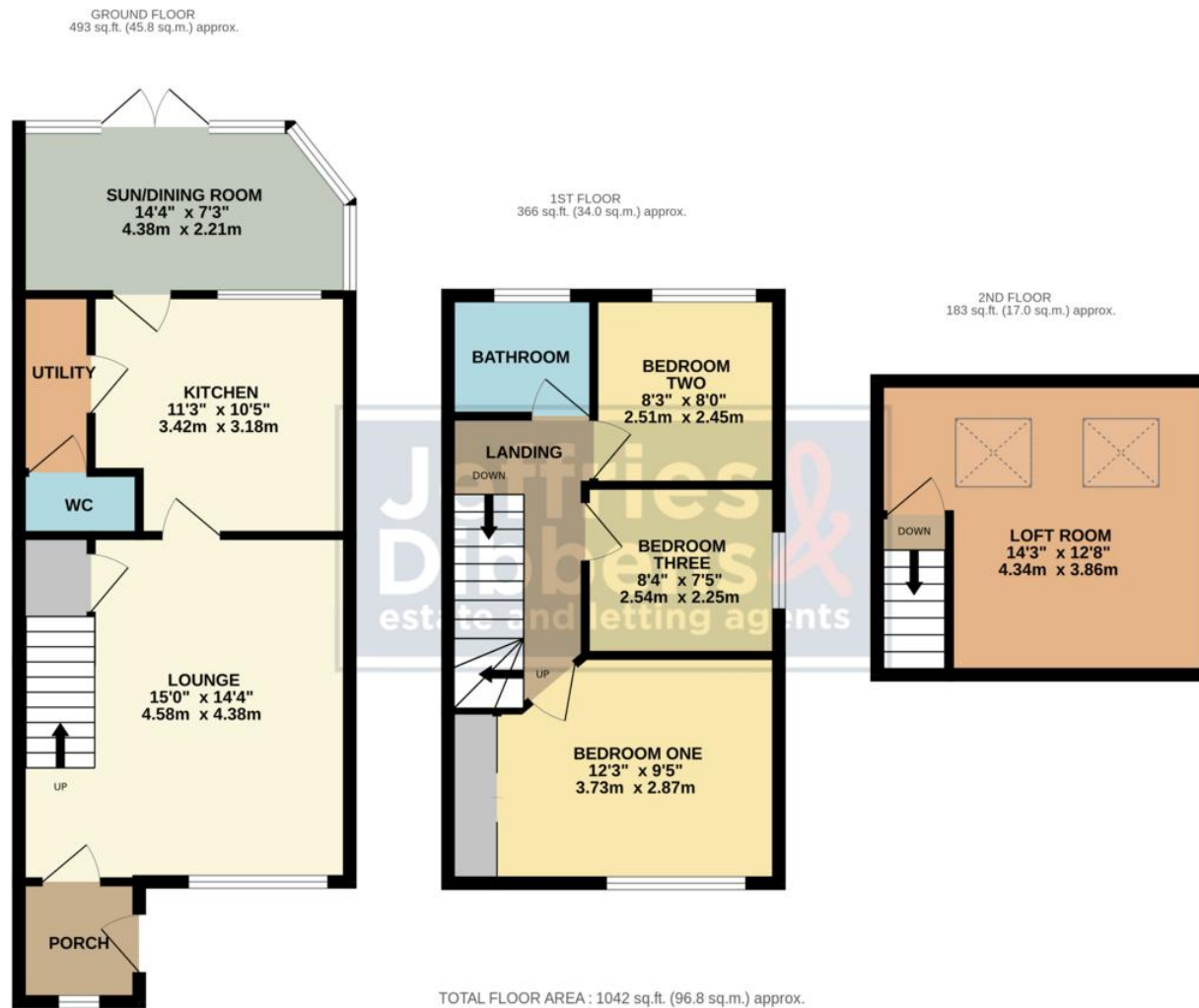
BATHROOM

LOFT ROOM 14' 3" x 12' 8" (4.34m x 3.86m)

GARAGE 23' x 9' 8" (7.01m x 2.95m)

AGENTS NOTE

There is a ground floor macerator toilet off the utility which is not in working order



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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