eastcowes@wright-iw.co.uk

wright
estate agency

£265,000

32 Sylvan Avenue, East Cowes, Isle of Wight, PO32 6PS

Nestled in the desirable area of Sylvan Avenue, East Cowes, this charming detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The three bedrooms provide a peaceful retreat for family members, while the bathroom is conveniently located to serve the household.

One of the standout features of this home is the partially converted garage, which has been transformed into an additional reception area, perfect for a playroom, study, or extra living space. The good-sized garden is a delightful outdoor haven, ideal for children to play or for hosting summer gatherings with friends and family.

Parking is a breeze with space for up to three vehicles on the driveway, ensuring convenience for busy households. The property is situated in a sought-after location, making it an excellent choice for families, particularly with schools nearby.

This delightful home combines comfort, space, and a prime location, making it a perfect family residence. Don't miss the chance to make this wonderful property your own.

The coastal resort of East Cowes, has many features that include Waitrose supermarket, convenience stores, plus a varied range of shops and restaurants. The shingle and sand beach in East Cowes is ideal for families and enjoys fantastic views across the Solent and out towards Cowes marina. The lovely esplanade boasts a playground, paddling pool, cafe and has a woodland area behind, perfect for leisurely walks. The Red Funnel car ferry service to Southampton is located under half a mile away.

Hall	
Cloakroom wc	6'1" x 4'1"
Lounge	13'7" x 12'4"
Dining Room	9'10" x 7'11"
Kitchen	11'8" x 8'1"
Garage/ reception room	11'2" x 8'2"
First Floor - Landing	
Bedroom 1	11'8" x 10'0"
Bedroom 2	9'11" x 9'10"
Bedroom 3	9'11" x 7'10"
Bathroom wc	9'5" x 8'0"

Parking
To the front of the property is the driveway which allows off road parking for several cars. There is also a partially converted garage that currently has a small area for storage.

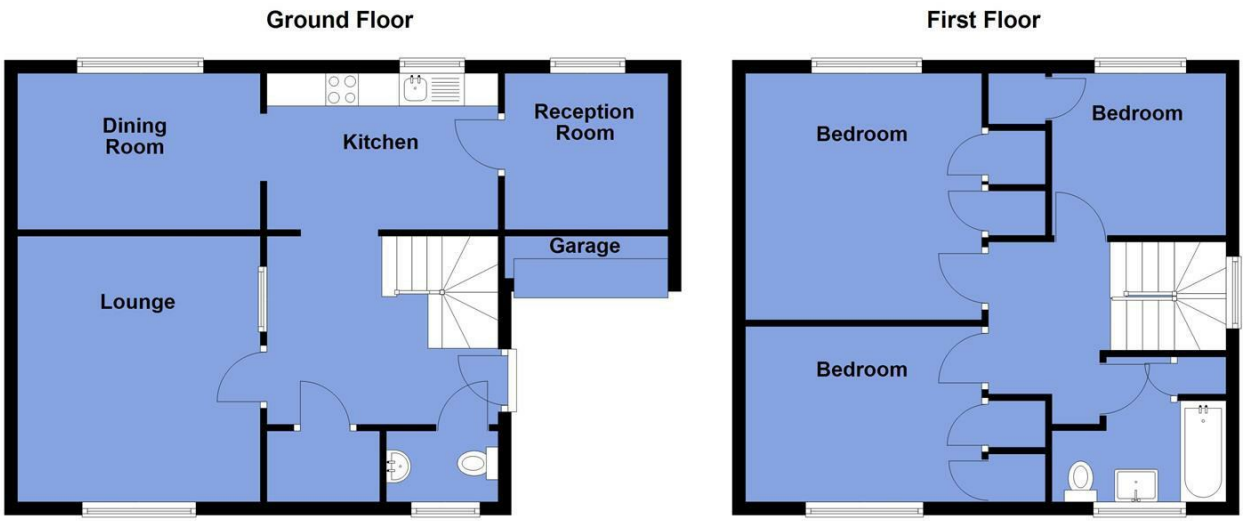
Garden
The front garden is mainly lawn with mature trees and shrubs. The rear garden has a decked area, mature trees and shrubs and gated access to the side.

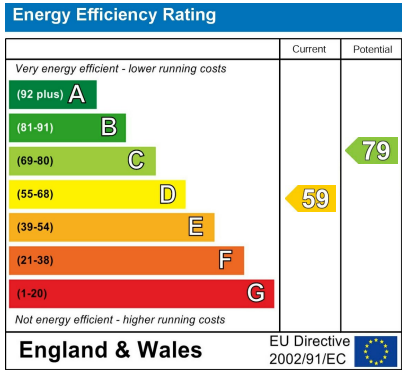
Council Tax
Band C

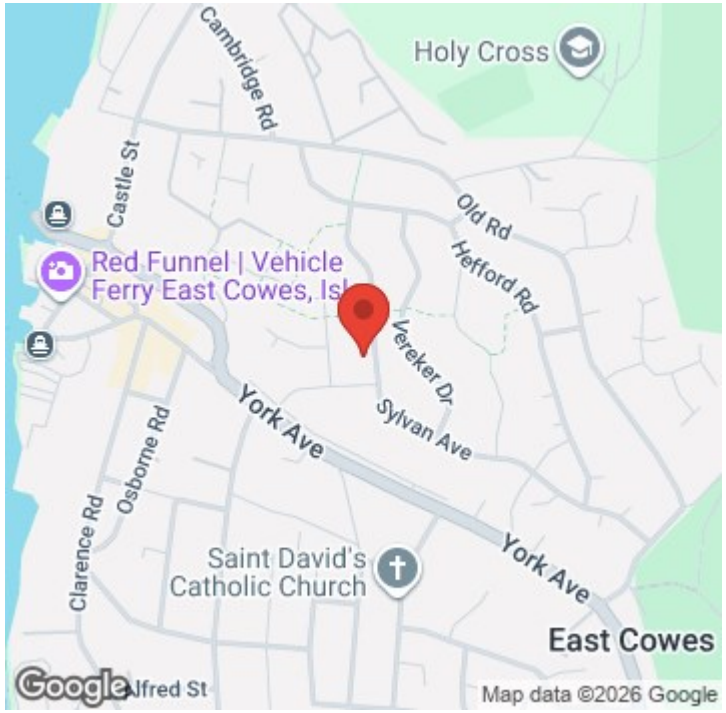
Tenure
Freehold

Services
Mains water, drainage, electric and gas.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.







Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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