



The Fairway | | Sandown | PO36 9EF

Offers In The Region Of £550,000



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This beautifully presented four bedroom detached house is located in the popular town of Sandown, within walking distance to local schools, Sandown's stunning beaches and all local amenities. This spacious family home consists of a substantial amount of space with options of a variety of uses of accommodation options. The ground floor offers a beautiful dining room, modern kitchen with walk in pantry, utility room, baking studio, downstairs WC and an extended living room with French doors leading on to the garden. Upstairs consists of four double bedrooms and bathroom. Outside offers a good-sized garden with space to build a summer house. Other benefits of the property includes under floor heating, gas central heating, newly-fitted double glazing throughout, In & Out Driveway. This is the perfect family home!

- DETACHED HOUSE WITH REAR EXTENSION
- CLOSE TO LOCAL SCHOOLS & SANDOWN BEACH
- LARGE GARDEN
- 4 BEDROOMS
- IN & OUT DRIVEWAY
- GAS CENTRAL HEATING & NEWLY FITTED DOUBLE GLAZING THROUGHOUT

Entrance Hallway

Dining Room

21'5" x 9'11" (6.53 x 3.02)

Baking studio

12'2" x 12'0" (3.71 x 3.66)

Utility room

8'10" x 12'0" (2.69 x 3.66)

Kitchen

9'9" x 24'9" (2.97 x 7.54)

WC

Living Room

14'10" x 25'1" (4.52 x 7.65)

Landing

Bedroom 1

12'3" x 12'0" (3.73 x 3.66)

Bedroom 2

12'2" x 8'9" (3.71 x 2.67)

Bedroom 3

12'1" x 8'10" (3.68 x 2.69)

Bedroom 4

10'0" x 8'10" (3.05 x 2.69)

Family Bathroom

5'7" x 6'7" (1.70 x 2.01)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **E**
EPC Rating **D**

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