

30 Youngwoods Copse, Alverstone Garden Village, Sandown, Isle of Wight,  
PO36 0HJ  
Asking Price £550,000

EDC Rating: C Council Tax Band: F

ELLIOTT  
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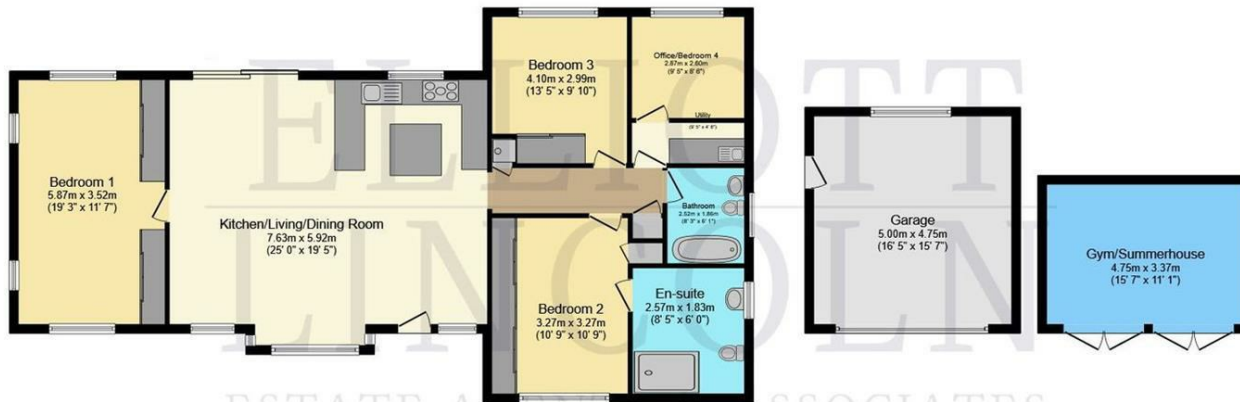
Reassuringly familiar, refreshingly new



Tucked away at the end of a leafy cul-de-sac in the semi-rural setting of Alverstone Garden Village, this beautifully refurbished four-bedroom detached bungalow enjoys a wonderfully private position, surrounded by mature trees and with woodland walks literally on the doorstep. The home also benefits from a gated private garden and garage, offering both practicality and seclusion. Although the setting feels peaceful and "away from it all", the sandy beaches and everyday amenities of Sandown and Shanklin are only a few minutes' drive away.

Call or WhatsApp: 01983 642622  
office@elliottlincoln.co.uk  
www.elliottlincoln.co.uk

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**Floor Plan**

Floor area 122.8 sq.m. (1,322 sq.ft.)

**Outbuilding**

Floor area 39.7 sq.m. (428 sq.ft.)

Total floor area: 162.6 sq.m. (1,750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	