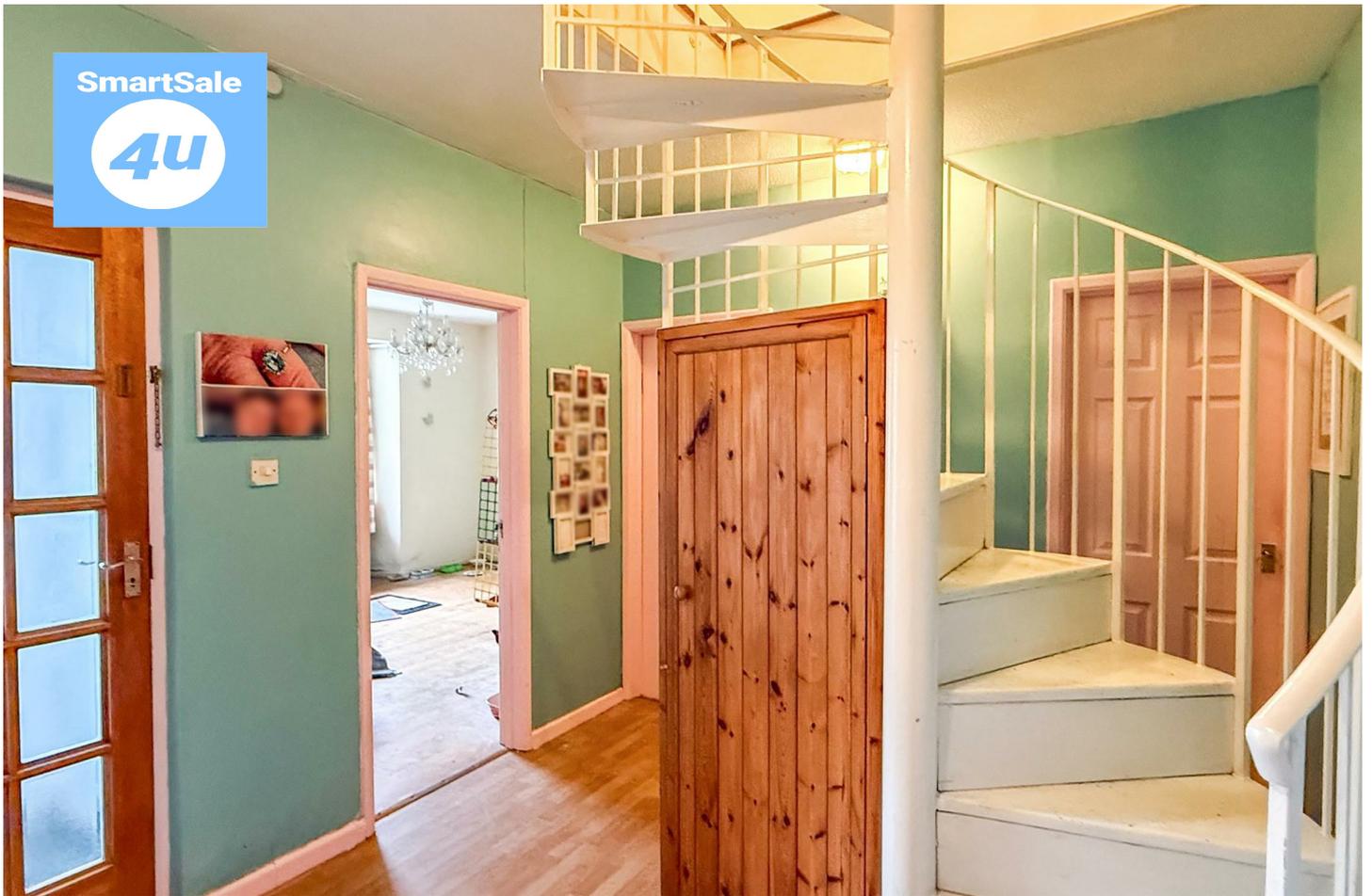


SmartSale

4U



## Green Lane

, Shanklin PO37 7EA

- Generous driveway parking
  - Detached property
- Large garden
- Four bedrooms

**£374,995 Freehold**





## Location

### Full Description

The property is of traditional brick construction and is presented in move-in-ready condition, having been well maintained throughout.

Internally, the accommodation is both bright and well-proportioned, with a layout that suits modern family living. The ground floor offers two comfortable reception rooms, providing flexibility for formal dining, family living, or home-working spaces. The kitchen is well-sized with ample storage and worktop space, and enjoys views over the rear garden, making it a pleasant and practical hub of the home.

The property benefits from four bedrooms, offering excellent flexibility for family use, guest rooms, or office space.

Downstairs there is a full family bathroom, fitted with a bath, wash basin and WC, alongside a separate upstairs toilet, adding valuable convenience for busy households.

Externally, the home truly excels. The property boasts a large private rear garden, ideal for families, entertaining, or future landscaping potential. To the front, there is a large driveway providing ample off-road parking, with additional space suitable for multiple vehicles.

#### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey

or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority  
Council Tax Band  
EPC Rating E



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.