

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



37 Oakwood Road

Hayling Island, PO11 9AY

£355,000

Arden & Way are delighted to bring to the sales market, with no onward chain, this well-presented semi-detached bungalow. Ideally situated in a highly sought-after and peaceful location close to Mengham Village, with its range of local shops, schools, health centre and everyday amenities all within easy reach.

Maintained in good condition throughout, the accommodation offers comfortable and well-proportioned living space comprising an entrance hallway, a bright and spacious living room, two generously sized bedrooms, a fitted kitchen with side access to the garden, and a modern fitted bathroom.

This charming home would make an ideal purchase for those looking to downsize into a comfortable and manageable property, while still benefiting from excellent local amenities and a quiet residential setting.

Externally, the property enjoys a substantial rear garden, predominantly laid to lawn, providing an excellent space for relaxing or entertaining. Further benefits include off-road parking and a detached garage.

An internal viewing is highly recommended to fully appreciate both the accommodation and location on offer.

Please contact Arden & Way!

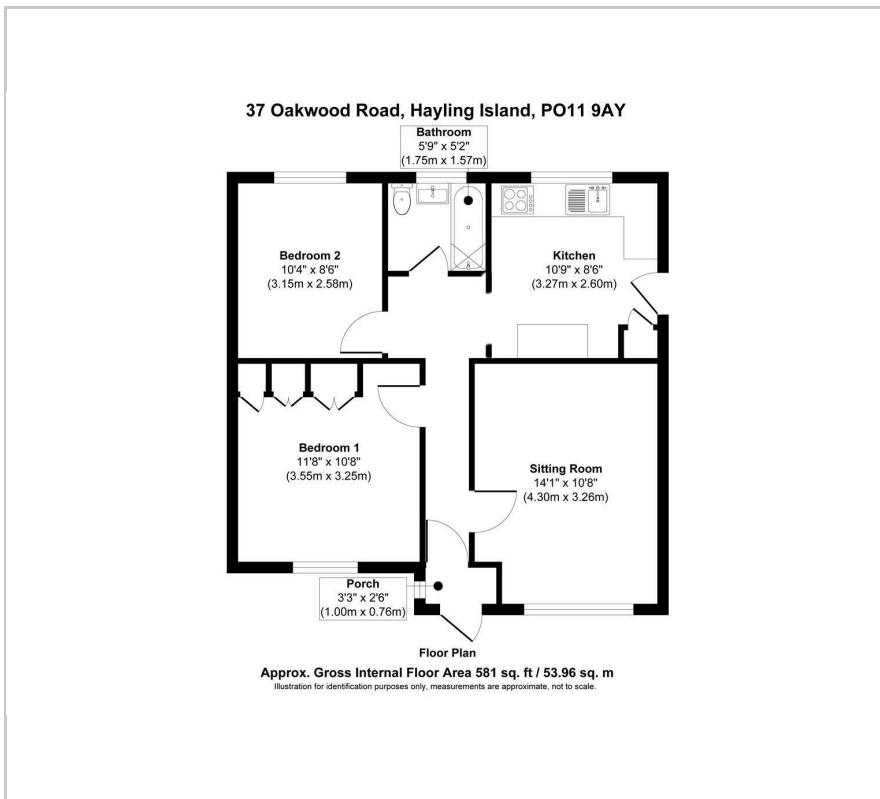
- No onward chain
- Well-presented semi-detached bungalow
- Popular location close to Mengham Village
- Bright and spacious living room
- Two well-proportioned bedrooms
- Fitted kitchen
- Modern bathroom suite
- Large rear garden, mainly laid to lawn
- Off-road parking and detached garage
- Ideal for downsizers

## Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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