



**£335,000**

28 Hendy Road, East Coves, Isle of Wight, PO32 6QQ





Nestled in the charming cul-de-sac of Henny Road, East Cowes, this delightful detached house presents an ideal family home, perfectly situated just a stone's throw from the seafront. Built in 1982, the property boasts a spacious layout with two inviting reception rooms, providing ample space for relaxation and entertaining.

The house features three well-proportioned bedrooms, ensuring comfort for the entire family. Additionally, there is a shower room that caters to the needs of daily living. For those seeking extra space, the garage conversion offers the potential for a fourth bedroom or the additional reception room, making it a versatile area that can adapt to your family's requirements. The modern kitchen has ample units and space for a table and chairs. The utility room completes this perfect family home.

The large south facing garden is a standout feature, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. With parking available for up to four vehicles, convenience is assured for both residents and guests.

This property is not only a home but a lifestyle choice, offering the perfect blend of comfort and accessibility. The sought-after location enhances its appeal, making it a rare find in the East Cowes area. Whether you are looking to settle down or invest, this house is a fantastic opportunity that should not be missed.

This is a great opportunity to acquire a spacious home in the coastal resort of East Cowes, which 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.



#### Hallway

Lounge 15'7" x 12'9"

Dining Room 9'10" x 8'4"

Kitchen 13'7" x 9'3"

Cloakroom WC 6'7" x 2'7"

Conservatory 11'10" x 11'2"

Utility Room 6'4" x 5'0"

Bedroom 1 12'7" x 9'6"  
Built In double wardrobe

Bedroom 2 11'9" x 8'2"  
Built in double wardrobe

Bedroom 3 8'7" x 7'2"

Shower Room 6'5" x 6'1"

#### Heating

The property is warmed via gas central heating.

#### Outside

The large south facing garden is a standout feature, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The rear garden is mainly lawn with a good selection of trees and mature shrubs, timber sheds, patio and gated access to the front.

#### Parking

The driveway provides off road parking for four cars

#### Tenure

Freehold

#### Council Tax

Band C

#### Services

Unconfirmed gas, electric, telephone, mains water and drainage.

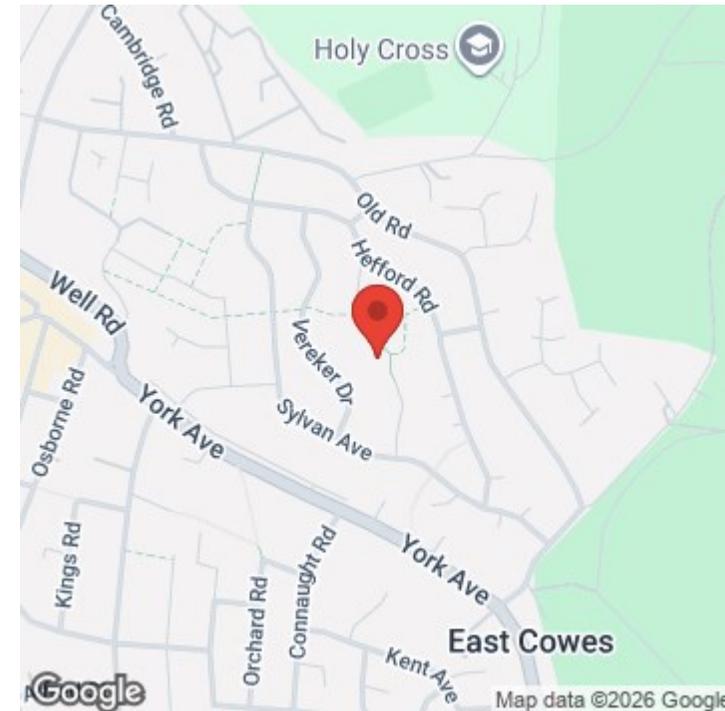
#### Agents Notes

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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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 Tomblasons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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