



- No Onward Chain
- Twin Aspect 12'10 Lounge
- Sun Lounge Overlooking Garden
- Bus Routes & Supermarket Nearby

- Extended Modern Detached Bungalow
- Double Garage & Driveway Parking
- Well Screened Lawned Gardens

- Comfortable 3 Bedroom Accommodation
- 16'11 Kitchen Opening into Dining Room
- Cloakroom & Utility Room

Beech Haven Bullen Road, Ryde, Isle Of Wight, PO33 1AU

**£385,000**

'Beech Haven' is a detached bungalow which has an interesting array of benefits, not all of which are apparent at first glance. The double garage is a clear and fairly rare attribute offering obvious secure parking but also presents options as a workshop or hobby space. The extension to the rear has created welcomed additional dining, sun lounge and utility space all overlooking and leading to the well screened lawn garden. There are three bedrooms to choose from plus a shower room for all to use leaving the front facing lounge and a second separate w.c. to complete the interior. The peripheral position of the bungalow puts it towards the outer reaches of Elmfield, Ryde which is home to the best consolidation of facilities outside of the main town. There is a semi-rural feel to Bullen Road yet you will be living within a mile of a major supermarket, two petrol stations, two shops, a public house and main bus routes. The leafy environs of Appley Park are also within this convenient parameter offering a pleasant traffic-free walk down to its wonderful beaches. Ryde provides regular passenger crossings to the mainland and is a 10 minute drive from the nearest car ferry option to mainland Portsmouth. If you hanker for a sylvan setting well within striking distance of essential amenities, look no further!



# Accommodation

## Porch

7'10" x 3'7" (2.39m x 1.09m)

## Entrance Hall

Loft access.

## Cloakroom W.C

## Lounge

12'10" max x 11'9" (3.91m max x 3.58m)

## Kitchen

16'11" x 7'9" (5.16m x 2.36m)

## Dining Room

10'3" x 7'10" (3.12m x 2.39m)

## Sun Lounge

14'10" x 6'10" (4.52m x 2.08m)

## Utility Room

8'5" x 6'8" (2.57m x 2.03m)

## Bedroom 1

12'9" including wardrobes x 11'9" (3.89m including wardrobes x 3.58m)

## Bedroom 2

9'11" x 9'7" including wardrobes (3.02m x 2.92m including wardrobes)

## Bedroom 3

9'7" x 7'11" including wardrobes (2.92m x 2.41m including wardrobes)

## Shower Room

5'9" x 5'6" (1.75m x 1.68m)

## Double Garage

20'5" x 17'7" (6.22m x 5.36m)

With twin up and over doors (one side powered). Power and lighting. Windows to rear. Double glazed door to side.

## Driveway Parking

Parking for 3 cars. Scope to increase capacity.



## Gardens

A pillared entrance opens into the lawned frontage. Established shrubs and ornamental trees sit along its border and a conifer hedge runs along its east boundary. Gated side access to rear garden. This is also laid to lawn and screened from the surroundings by its mature hedge and tree-lined boundaries. Raised patio area and a second lower level patio. Raised pond. Greenhouse. Fence boundaries.

## Tenure

## Council Tax

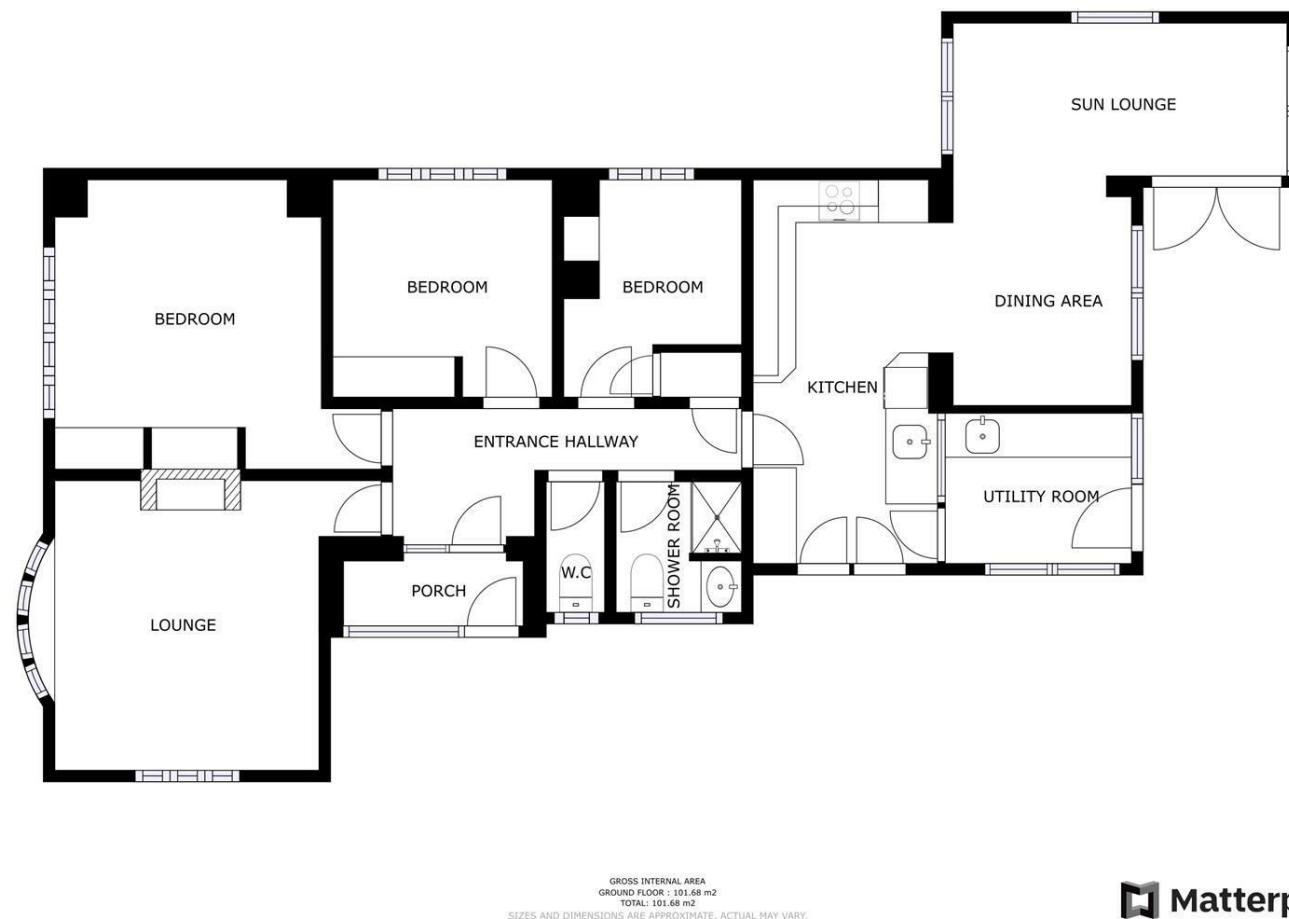
Band D

## Services

Unconfirmed gas, electric, telephone and mains water.

## 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.



 **Matterport**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		<span style="background-color: #92D050; border-radius: 50%; padding: 2px 5px; display: inline-block;">78</span>
(69-80) C		
(55-68) D		
(39-54) E	<span style="background-color: #FFB300; border-radius: 50%; padding: 2px 5px; display: inline-block;">46</span>	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50. Connells Surveyors £100.

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<b>Viewing:</b>	Date .....	Time .....
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