



Heath Road | Lake | Sandown | PO36 8PG

Asking Price £300,000



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Located on Heath Road in Lake, Sandown, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Ideal for families, the property boasts two well-appointed bathrooms, ensuring convenience for all residents.

As you enter, you're greeted by a warm and inviting atmosphere, with ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise both functionality and comfort, making it an ideal home for modern living.

One of the standout features of this property is the workshop or shed space located in the garden. This versatile area can be utilised for various purposes, whether you are an avid gardener, a DIY enthusiast, or simply in need of extra storage. The garden itself provides a lovely outdoor space, perfect for enjoying sunny days or hosting gatherings

- 3 BEDROOMS
- PRIVATE DRIVEWAY
- WORKSHOP IN REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- 2 BATHROOMS
- GOOD SIZED REAR GARDEN
- CONVENIENT TRANSPORT LINKS
- VIEWING RECOMMENDED

Living Room
12'8 x 11'6 (3.86m x 3.51m)

Dining Room
14'7 x 14'3 (4.45m x 4.34m)

Kitchen
9'10 x 9'9 (3m x 2.97m)

Conservatory
13'10 x 12'8 (4.22m x 3.86m)

Bedroom 1
11'10 x 11'8 (3.61m x 3.56m)

Bedroom 2
11'9 x 9'5 (3.58m x 2.87m)

Bedroom 3
9'1 x 8 (2.77m x 2.44m)

Bathroom
9'4 x 8'11 (2.84m x 2.72m)

Toilet
4 x 2'8 (1.22m x 0.81m)

Hall
6'11 x 5'8 (2.11m x 1.73m)

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band C
EPC Rating D

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