

# PENRHYN AVENUE

DRAYTON | PORTSMOUTH | PO6 2AX



£680,000  
FREEHOLD

- Four Bedroom Detached House
- Popular Welsh Avenue Location
- Generous Rear Garden
- Ample Parking and Garage
- Court Land And Springfield School Catchment
- Utility Area And WC
- Separate Living Room And Dining Room
- No Forward Chain





## In Brief

We are delighted to offer for sale this delightful detached home located in the increasingly popular 'Welsh Avenues', within walking distance to local amenities, as well as easy access to transport links whilst falling within the catchment area for both Court Lane and Springfield Schools.

The generous accommodation spans over two floors and in brief comprises; Living room with dual aspect windows, dining room leading to the kitchen/breakfast room, Utility area, study, downstairs WC and conservatory.

Ascending the stairs to the first floor you will find four good sized bedrooms along with two bathrooms.

Outside, to the front is a mature front garden and ample parking leading to the garage. The generous east facing garden is mainly laid to lawn flanked by flower and shrub borders and offers a good degree of privacy.

Offered with No Forward Chain, we highly recommend viewing to appreciate both the accommodation and location on offer.

£680,000

## KEY FACTS

Council Tax Band - F

EPC Rating - D

Approximate Internal Area = 1808 Sq Ft



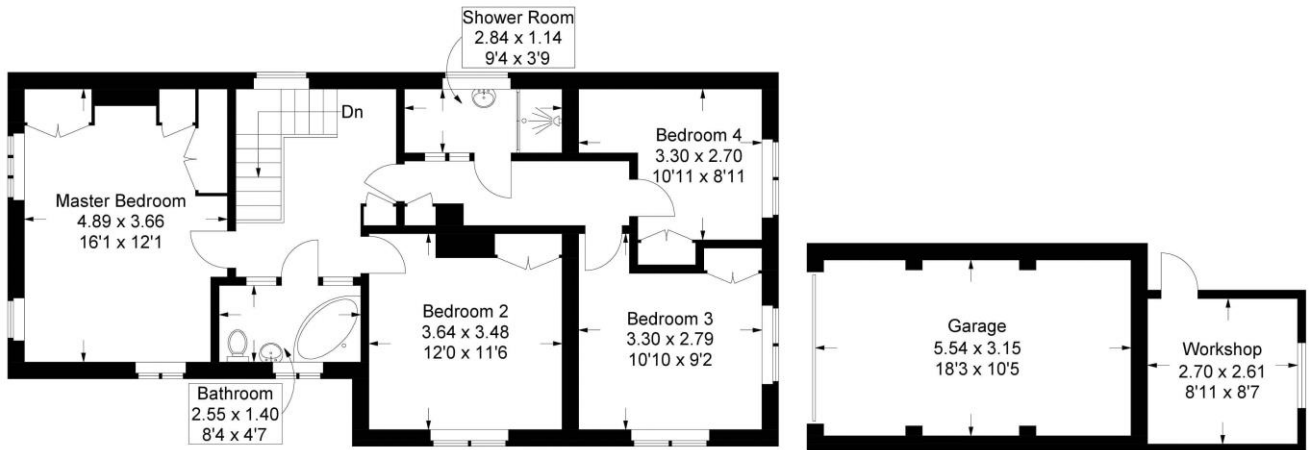
# PENRHYN AVENUE

DRAYTON | PORTSMOUTH | PO6 2AX



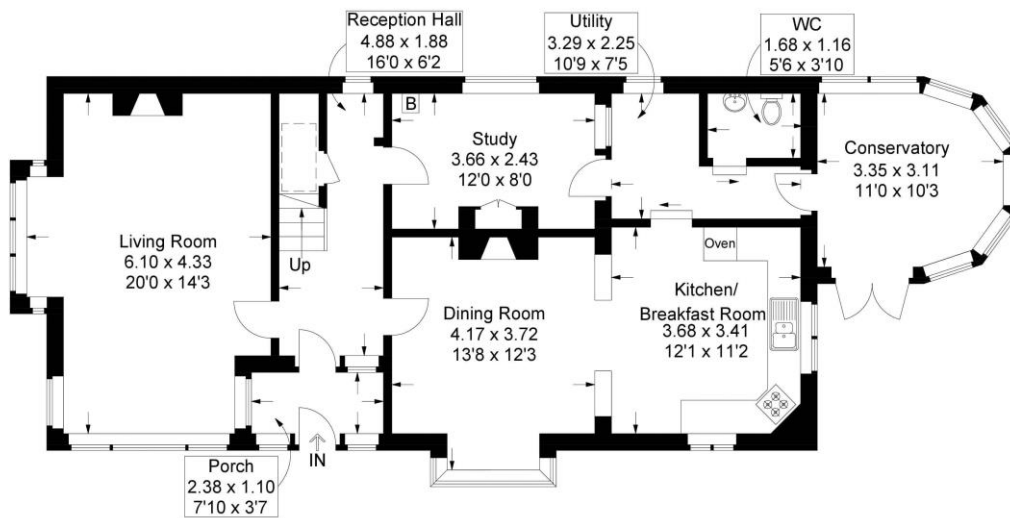
## Penryhn Avenue, Drayton

Approximate Gross Internal Area = 168 sq m / 1808 sq ft  
 Outbuilding = 25.6 sq m / 276 sq ft  
 Total = 193.6 sq m / 2084 sq ft



First Floor

Outbuilding



Ground Floor

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea  
 Sales & Lettings  
 7/9 Stanley Street,  
 Southsea, PO5 2DS  
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
 Sales & Lettings  
 The Seagull, 13 Broad Street,  
 Old Portsmouth, PO1 2JD  
 Tel: 023 9281 5221

Drayton & Out of Town  
 Sales & Lettings  
 139 Havant Road,  
 Drayton, PO6 2AA  
 Tel: 023 9221 0101

London  
 Sales & Lettings  
 Mayfair Office, Cashel House,  
 15 Thayer Street, W1U 3JT  
 Tel: 0870 112 7099

Southsea  
 Admin Centre  
 12 Marnion Road,  
 Southsea, PO5 2BA  
 Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

