ABERDARE AVENUE

DRAYTON | PORTSMOUTH | PO6 2AU



OFFERS IN EXCESS OF £500,000 **FREEHOLD**

- 1930's Built Four Bedroom Semi-Detached House
- Excellent Cul-de-Sac Location Close to Shops & Schools Lovely Master Bedroom with En-Suite Shower Room
- Extended Layout of over 1,600 sq.ft (149 sq.m)
- Two Main Reception Rooms: Garden Room
- Galley Style Kitchen with Utility Area: Cloakroom
- 50ft x 25ft Easterly Facing Garden : Sea & Harbour Views
- 20ft Attached Garage plus Ample Additional Parking





In Brief

We have pleasure in marketing for sale this EXTENDED 1930's semi-detached family home situated in a convenient cul-de-sac setting on the highly REQUESTED Welsh Avenues just around the corner from local shops and excellent schooling.

Set well back from the road and providing over 1,600 sq.ft (149sq.m) of accommodation spanning three floors, the layout comprises; reception hall, living room with double doors to a separate dining room, fitted galley style kitchen with additional utility area and door to a double glazed GARDEN ROOM and cloakroom.

There are three bedrooms and a family bathroom on the first floor plus stairs leading to the master bedroom with EN-SUITE shower room and access to useful eaves storage space. FINE VIEWS can also be enjoyed from the upper floors towards Langstone Harbour and Hayling Island.

Externally, there is a large block paved driveway leading to a 19'11 x 7'11 attached garage with rear door to the 50ft (15.2 sq.m) x 25ft (7.6sq.m) LANDSCAPED garden with two patios plus an additional patio suitable for hot tub. With the benefit of gas central heating and double glazing throughout, we strongly recommend viewing as soon as possible.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



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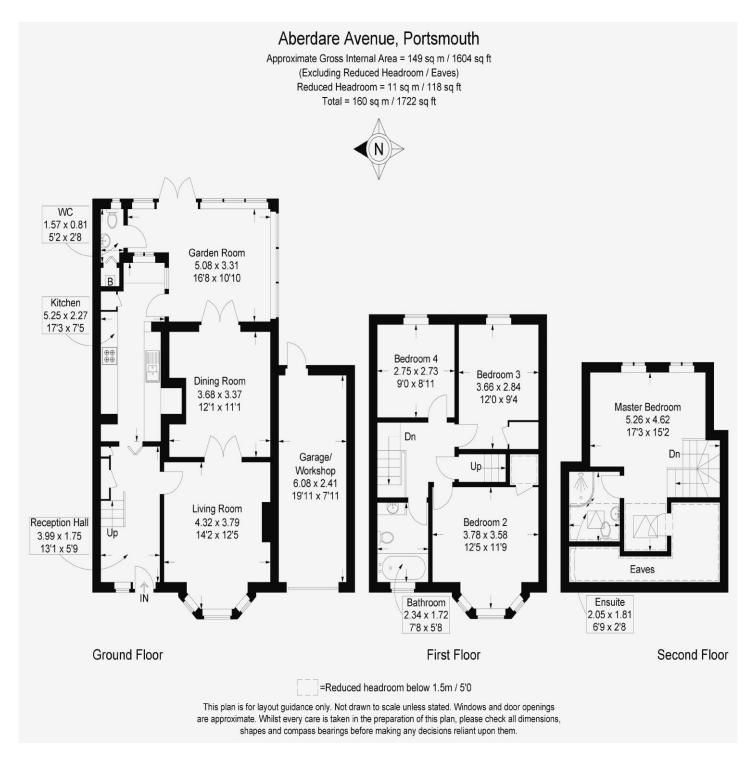












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