

# ST. ANDREWS ROAD

FARLINGTON | PORTSMOUTH | PO6 1AD



£775,000  
FREEHOLD

- Four Bedroom Detached Family Home
- Close to Local Amenities & Transport Links
- Open Plan Kitchen/Family Area
- Utility Room and Downstairs Shower Room
- Home Office At Rear Of Garden
- Tranquil Private West Facing Garden
- Master Bedroom With Ensuite
- Ample Off Road Parking



## In Brief

We are delighted to offer for sale this detached family residence located in St. Andrews Road, Farlington, a short distance from the local amenities and transport links with the benefit of falling within the catchment area for both Solent and Springfield Schools. With a flair for interior design, the owner has created a modern home whilst still retaining some character features and in brief the accommodation comprises, welcoming entrance hallway, living room, downstairs cloakroom with shower and a spacious kitchen/family room with bi-fold doors providing a fantastic sociable space, great for entertaining. Furthermore, there is a utility area measuring a generous 22ft by 9ft with a courtesy door from both the front and rear. Upstairs are four good sized bedrooms and the family bathroom. The master bedroom with it's vaulted ceiling provides a bright, open and airy space with a feeling of grandeur and incorporates a stylish En-suite with bath and separate shower.

The Westerly facing rear garden has been carefully designed and **WELL SCREENED** by tall hedge/tree rows. It provides a feel of peace and tranquility with an area of laid to lawn flanked by a mixture of beautiful flowers leading to fantastic outbuilding at the rear with power and lighting which is currently set up as a home office.

With **OFF ROAD PARKING** at the front for numerous vehicles, we highly recommend viewing at your earliest convenience to avoid disappointment.

£775,000

### KEY FACTS

Council Tax Band - E

EPC Rating - E

Approximate Internal Area = 2032 Sq Ft



# ST. ANDREWS ROAD

FARLINGTON | PORTSMOUTH | PO6 1AD

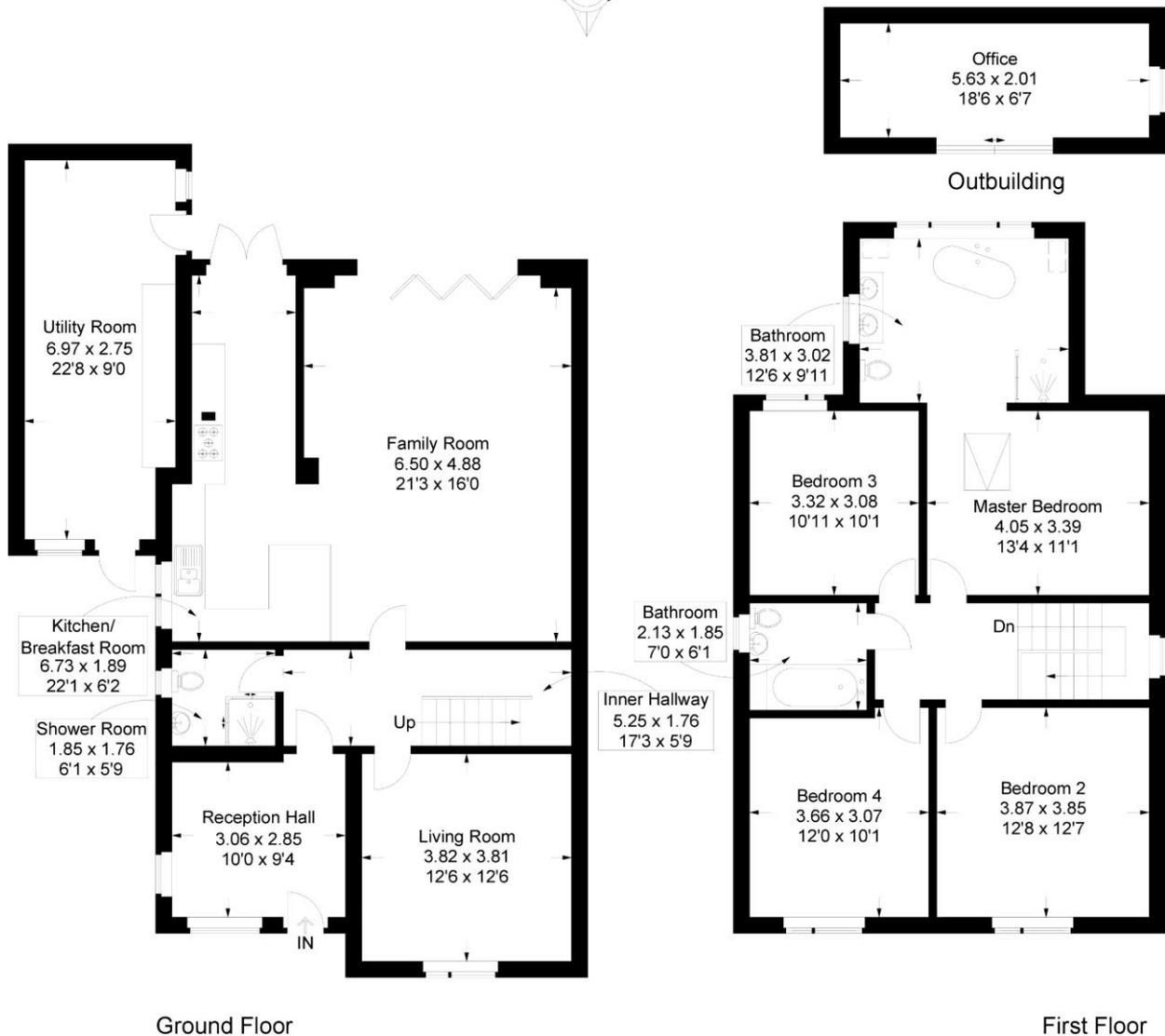


## St Andrews Road, Farlington

Approximate Gross Internal Area = 188.8 sq m / 2032 sq ft

Outbuilding = 12.1 sq m / 131 sq ft

Total = 200.9 sq m / 2163 sq ft



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)