

# BRECON AVENUE

DRAYTON | HAMPSHIRE | PO6 2AW



£499,950

Freehold

- Three Bedroom Semi Detached Family Home
- Requested Welsh Avenues Location
- Extended Layout of over 1650 sq.ft
- Off Road Parking and Garage
- Stunning Views Across The Solent
- Delightful Front & Rear Gardens
- Close To Local Amenities and Transport Links
- Utility Room With WC





## In Brief

We are delighted to welcome to the market this three bedroom semi-detached home situated in Brecon Avenue, on the increasingly popular 'Welsh Avenues', within close proximity to local amenities and transport links and the catchment area for Court Lane and Springfield Schools.

This charming property oozes character and has been a much loved family home for many years. Set well back from the road and providing over 1650 sq.ft of accommodation, the layout comprises; Spacious hallway, living with bay window, family room & split level dining room which has been extended providing a great social space with doors leading out to the garden and galley style fitted kitchen with shower room, WC and utility area at the rear. Upstairs you will find three good sized bedrooms with stunning views, and the spacious family bathroom.

To the front of the property there is a mature garden with a driveway leading to the garage and gated side access. The rear garden has been well cared for with mainly laid to lawn flanked by flower and shrub borders and provides a good degree of privacy.

We recommend viewing at your earliest convenience so to not miss out on this wonderful property.

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## KEY FACTS

Council Tax Band - D

EPC Rating - TBC

Approximate Internal Area = 1653 Sq Ft





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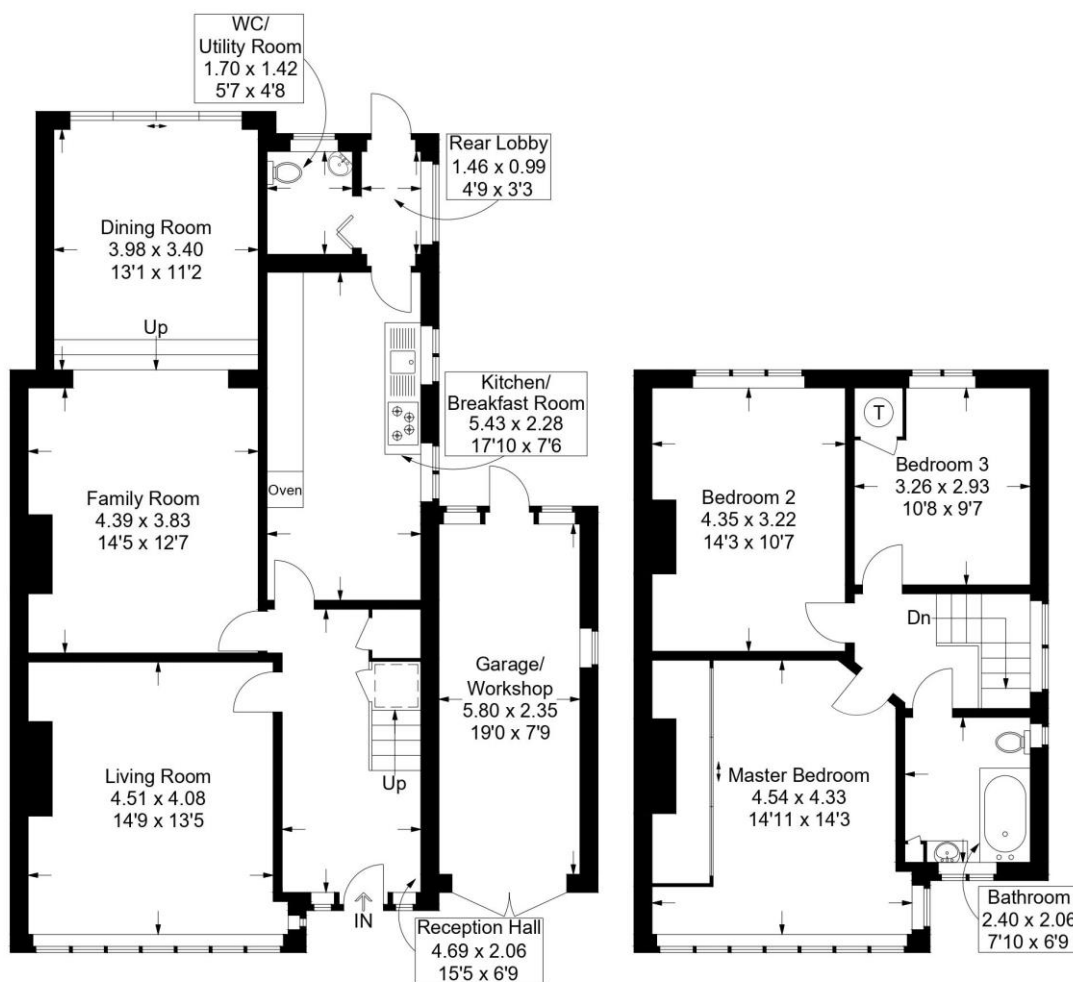
## Brecon Avenue, Drayton

Approximate Gross Internal Area = 153.5 sq m / 1653 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 154 sq m / 1658 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.

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