

# WOODFIELD AVENUE

FARLINGTON | PORTSMOUTH | PO6 1AW



£450,000  
Freehold

- Three Bedroom Semi-Detached Home
- Solent & Springfield School Catchment
- Two Reception Rooms and Conservatory
- Fantastic Views, Driveway for Two Cars
- No Forward Chain
- Downstairs WC and First Floor Bathroom



## In Brief

We are delighted to offer for sale this three bedroom, semi-detached family home located on Woodfield Avenue, a sought after residential location in Farlington being close to local schools and amenities and with easy access to transport links in and out of the city via the A3 and Eastern Road.

The property is approached via a driveway for two cars and steps rising to the front porch. Internally, the spacious accommodation comprises: entrance hall, living room, dining room, conservatory, fitted kitchen with space for appliances, ground floor cloakroom and under stairs cupboard, first floor landing, two double bedrooms both benefitting from having built in wardrobes, one single bedroom and a family bathroom.

Externally, there is a good size garden mainly laid to lawn with mature trees and shrub borders, a garage to the rear and has side pedestrian access.

This home boasts fantastic views across the Solent and Portsdown Hill slopes and is offered with No Forward Chain, we highly recommend viewing at your earliest convenience to appreciate both the location and accommodation on offer.

**£450,000**

## KEY FACTS

Council Tax Band - D

EPC Rating - D

Approximate Internal Area = 1135 Sq Ft





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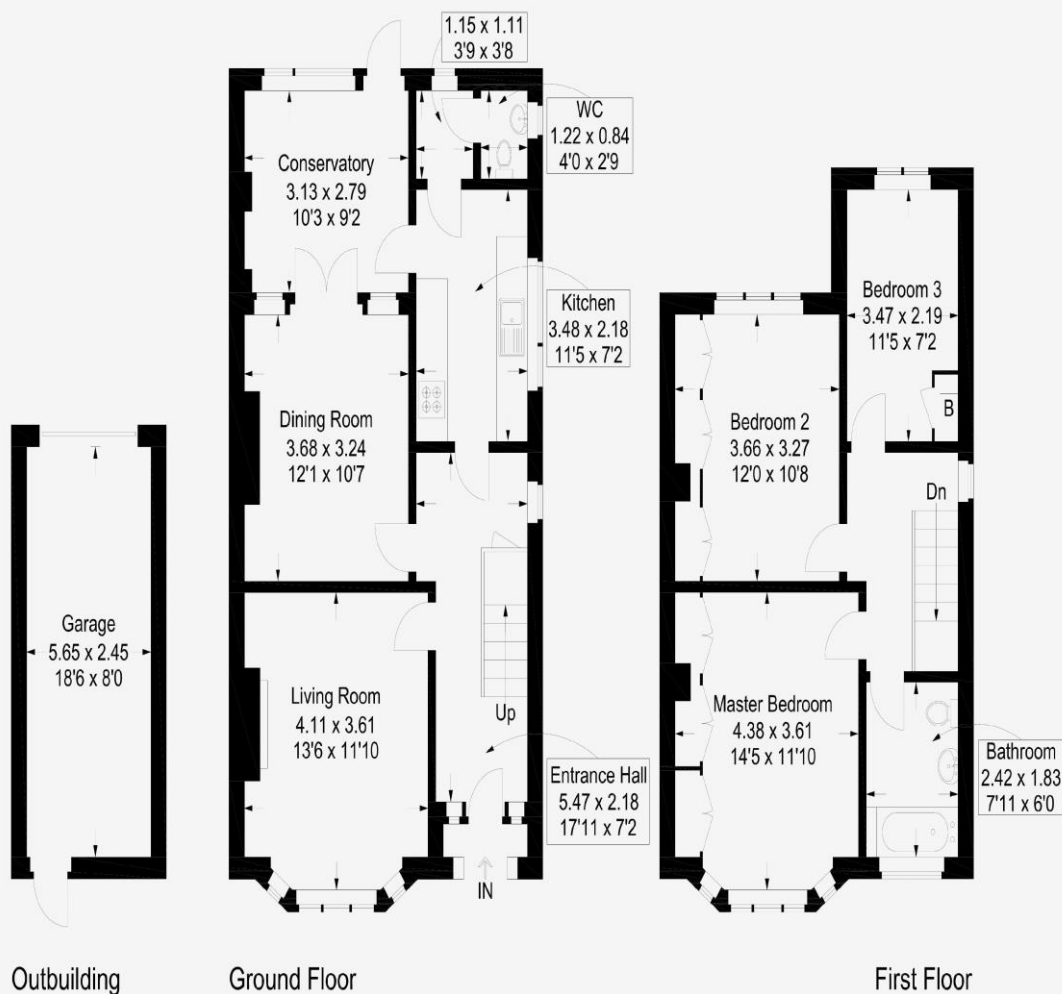


## Woodfield Avenue, Drayton

Approximate Gross Internal Area = 105.4 sq m / 1135 sq ft

Outbuilding = 14.4 sq m / 155 sq ft

Total = 119.8 sq m / 1290 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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