

WOODFIELD AVENUE

PORTSMOUTH | HAMPSHIRE | PO6 1AW



£525,000
FREEHOLD

- Semi Detached Family Home
- Stunning Views Across The Solent
- Ample Parking Plus Garage
- Spacious Living Room
- Generous Rear Garden
- Solent & Springfield School Catchment Area
- Living Room and Dining Room
- Modern Kitchen With Larder





In Brief

We are excited to bring to the market this **SUPERB SEMI DETACHED FAMILY HOME**, located on the ever popular elevated hillslopes of Farlington. Boasting far reaching views to the Solent, across to Langstone Harbour and towards Portsmouth skyline, this well-appointed **FOUR BEDROOM** house enjoys spacious living accommodation, laid out over three floors. On entry you are greeted by a hallway with access to the spacious living room with dual aspect windows, providing glimpses of the sea and an abundance of light to the room. To the rear of the home is the modern kitchen complete with walk in larder, leading through to the dining area with patio doors opening out on to the garden. Furthermore, the ground floor boasts a cloakroom. On the first floor are three bedrooms, with one currently set up as an office, and the family bathroom with bath and separate shower cubicle. The primary bedroom sits on the top floor with custom built wardrobe space along with additional eaves storage. The garden is an idyllic setting with fields to the rear. it is mainly laid to lawn flanked by mature shrubs and flowers with an area of patio - a fantastic space for entertaining. To the front to the front of the property is a block paved driveway which provides ample **OFF ROAD PARKING** and shared access down to the garage. Solar panels have also been installed. Situated in the catchment area for Solent Junior and Springfield Senior schools, we feel the delightful family home will attract a lot of interest.

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KEY FACTS

Council Tax Band - D

EPC Rating - TBC

Approximate Internal Area = 1520 Sq Ft



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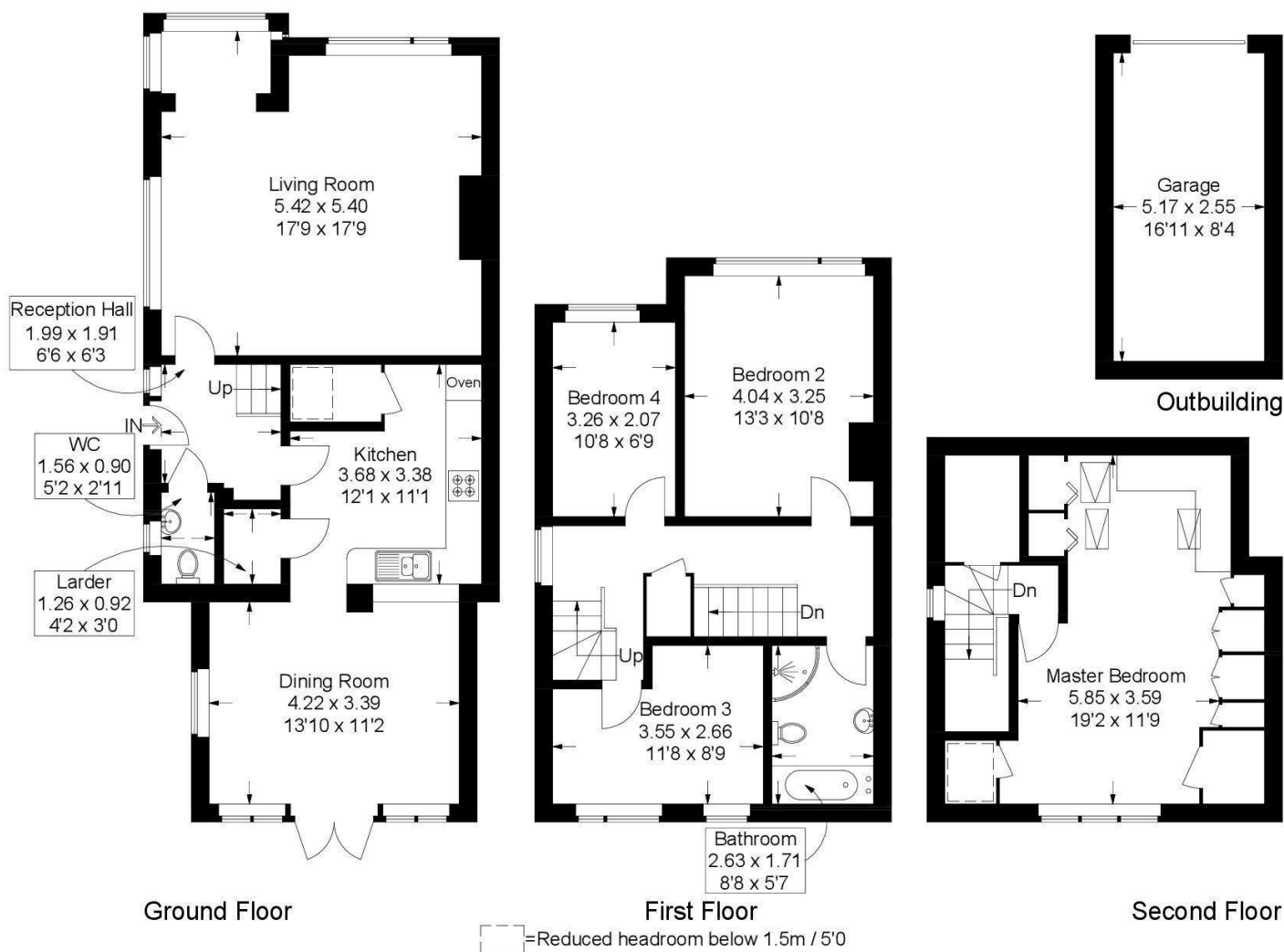


Woodfield Avenue, Drayton

Approximate Gross Internal Area = 141.2 sq m / 1520 sq ft

Outbuilding = 13.5 sq m / 145 sq ft

Total = 154.7 sq m / 1665 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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