



Cedar Grove, Portsmouth
Portsmouth

Offers in Region of £370,000

 chinneckshaw



39 Cedar Grove

Portsmouth

Located in a sought-after area near Baffins Pond, this charming four-bedroom home offers modern comfort and versatile living space, perfect for families.

The gated front garden leads to a bright entrance hall with stylish wood-effect flooring. The spacious living room features a beautiful bay window, while the dining room opens to a sunroom via patio doors, filling the space with natural light. The well-equipped kitchen provides ample storage and workspace, with access to the sunroom and a convenient downstairs toilet.

Upstairs, three well-proportioned bedrooms accompany a stylish family bathroom. A staircase leads to the impressive main bedroom with built-in storage, eaves space, an en-suite, and Velux windows.

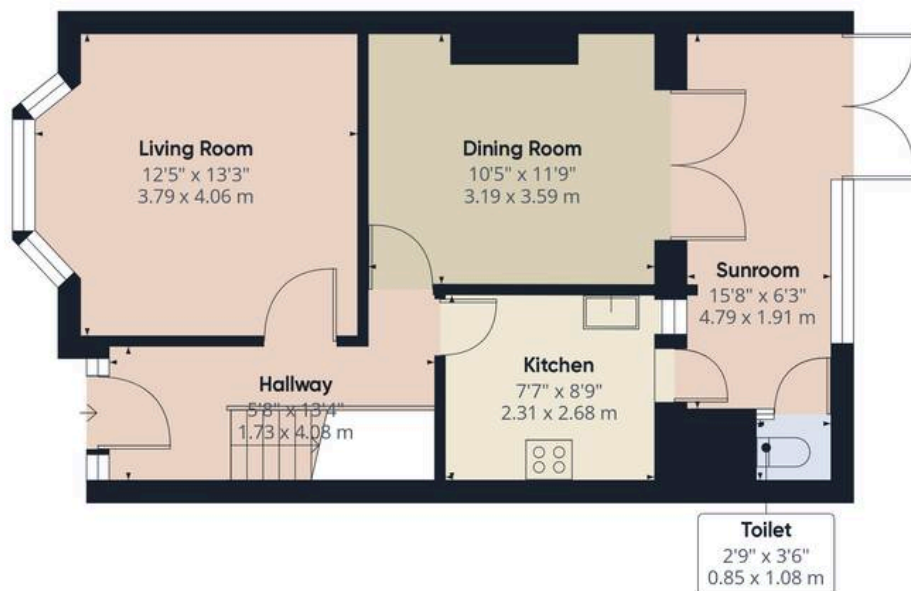
The low-maintenance rear garden includes a patio, artificial grass, and raised flower beds, leading to a large double garage with power and electric roller doors.

This move-in-ready home is a must-see!

MATERIAL INFORMATION

Tenure: Freehold Council Tax: Band C Electricity: Mains Supply Heating: Gas supply Water Supply: Mains supply Sewage: Mains Supply Broadband: standard, Superfast and Ultrafast Fibre are all available in this area Parking: Double garage Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area Flood Risk: Low risk

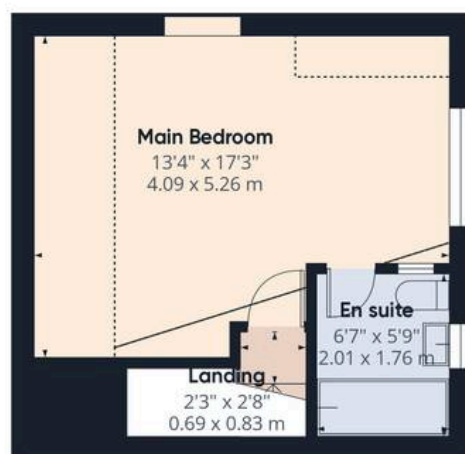




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1518.23 ft²
141.05 m²

Reduced headroom

51.42 ft²
4.78 m²

(1) Excluding balconies and terraces

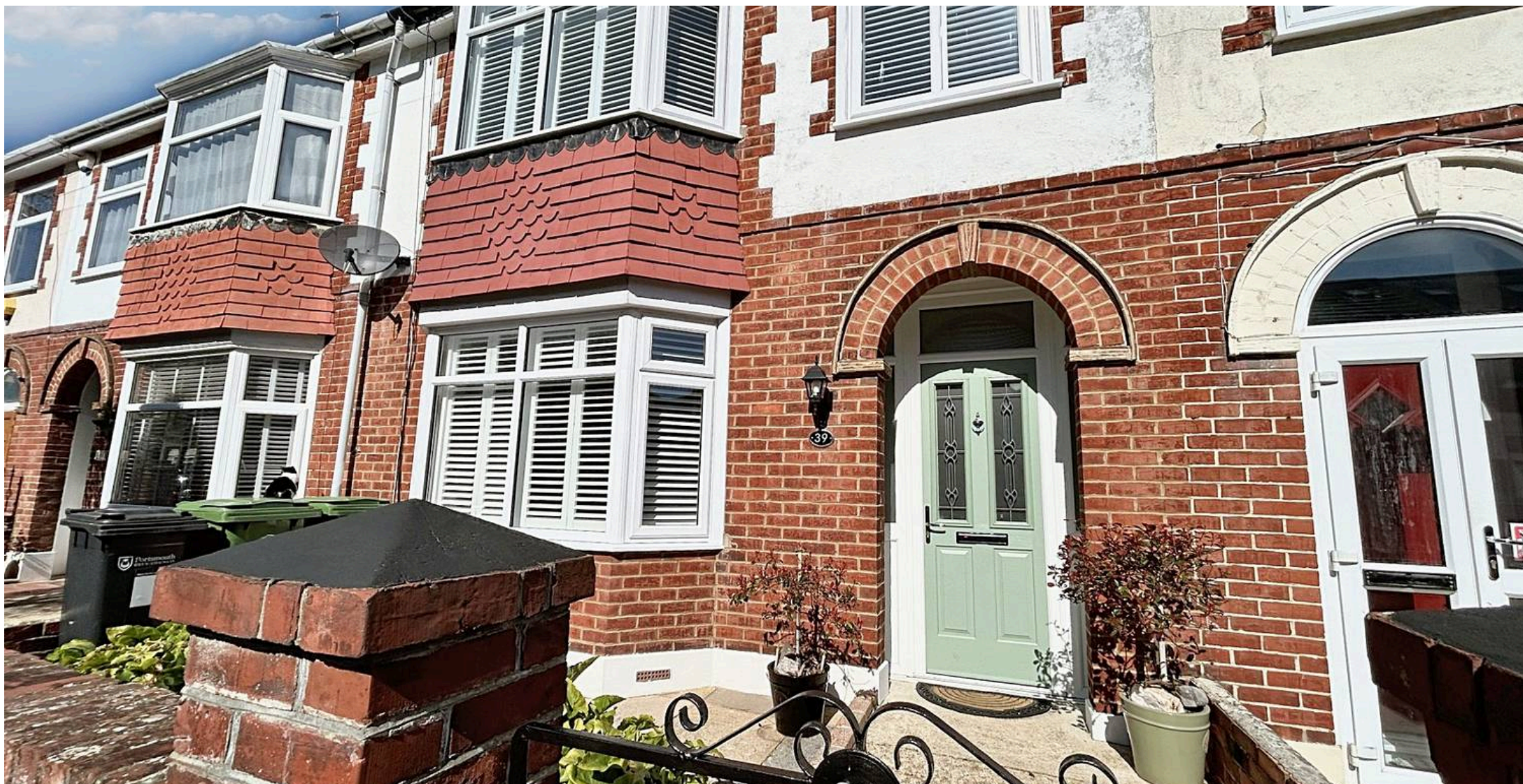
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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