



24 Rectory Avenue

, Portsmouth, PO6 1AL

Guide price £440,000

This delightful semi-detached house, built in 1930, offers a perfect blend of comfort and practicality. Spanning an impressive 1,313 square feet, the property boasts four generously sized double bedrooms, making it an ideal family home. The conversion of the garage into a versatile fourth bedroom or office space adds to the home's appeal, complete with an ensuite shower room that is conveniently accessible from the side, perfect for rinsing off after muddy walks in the nearby fields or sandy beach days.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. One of the upstairs bedrooms benefits from built-in eaves storage, ensuring that every inch of space is utilised effectively. The well-sized garden presents a wonderful opportunity for outdoor enjoyment, whether you envision a summer house, a play area for children, or simply a tranquil retreat.

Off road parking for two vehicles enhances the convenience of this lovely home. The location is particularly advantageous, with excellent transport links to the motorway and bus routes, making commuting a straightforward affair. Families will appreciate the proximity to good schools, and the renowned QA Hospital is just a short distance away.

The current owners have cherished their time in this welcoming neighbourhood, filled with friendly neighbours, and are only moving on to downsize. This property is a rare find, offering a wonderful opportunity for those seeking a spacious and well-located family home.

- 4 Double Bedrooms / Office Space
- Semi Detached House
- Close to Amenities and Catchment for Local Schools (Subject to Confirmation)
- Easterly Facing Garden with Side Access
- Ample built in storage to the third bedroom as well as boarded loft space.
- Fantastic Transport Links - Close To Motorway and Bus Routes - Not Far From QA Hospital
- Upstairs Bathroom, Downstairs En-Suite Wet Room
- Off Road Parking For Two Vehicles as well as street parking available
- Council Tax Band C - Portsmouth City Council
- Viewing Highly Recommended - CHAIN FREE

Viewing

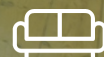
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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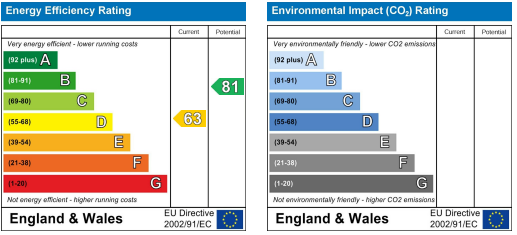
Floor Plan



Area Map



Energy Efficiency Graph



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