



## 366 Havant Road

Farlington, Portsmouth, PO6 1NE

Guide price £525,000



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Situated in the heart of Farlington and within the sought-after Solent school catchments, is this large detached home sprawling over three floors offering a large amount of living accommodation for a growing family. Coupled with the large garage and additional workshop/summerhouse, this home has got plenty to offer...

Entering via the porch and front door, you arrive in the entrance hallway which has stairs to the first floor and doors to the ground floor rooms. There is a cloakroom under the stairs, fitted with a low-level flush WC and wash hand basin.

The lounge occupies the front of the property with a bay window to this elevation, is a great size and super cosy with the addition of a log-burner.

Across the rear of the property is the second reception room, which also has a log-burner, opens up to the dining area and wraps around to the kitchen providing a well-flowing living space. The kitchen is fitted with a range of wall and base units with some integrated appliances. The dining area has double glazed windows to all aspects, flooding the room with light and giving pleasant views over the garden. There are also sliding patio doors on to the sun-deck to give 'inside out' living.

On the first floor, there are stairs up to the second floor and doors to three of the bedrooms and the family bathroom. The Master Bedroom has a bay window to the front elevation and floor-to-ceiling wardrobes providing a wealth of storage. Bedrooms two and three have windows overlooking the rear garden with views towards Langstone Harbour.

The family bathroom occupies the front position of the property and is fully tiled. There is a freestanding roll-top bath with mixer taps, a low-level flush WC and wash hand basin.

On the second floor of the property are two more bedrooms, each with a double glazed window, and finished with carpet. On this floor there is also a separate shower room. If preferred, the top floor could be configured to make a larger bedroom and ensuite.

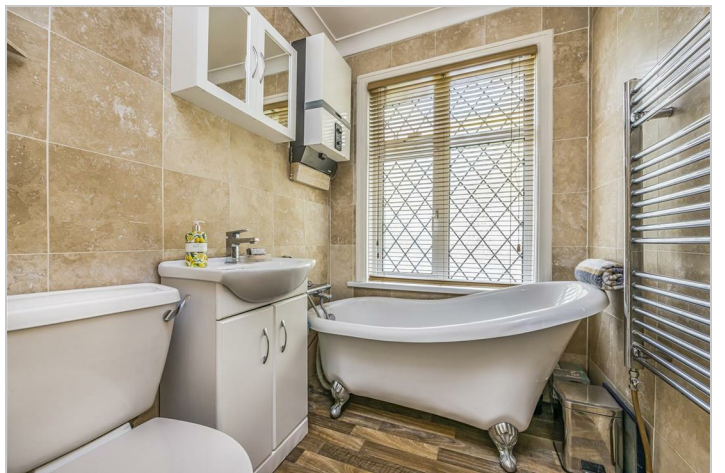
Externally the property benefits from a south-facing rear garden with established mature shrubs and tree's and a newly replaced sun-deck to soak up that south-facing sun! At the bottom of the garden is a large cabin/workshop which is currently used as an office space, complete with power and lighting. There is also a gate through to the hard-standing providing additional off-road parking and access to the garage, which also has power.

To the front there is a paved driveway and steps down through the front garden to access the property.

Viewings are strictly by appointment but available 7 days a week with pre-booking...

## Location

Havant Road is one of the most prestigious roads within Farlington and means this property is in close proximity to local amenities including shops, restaurants, coffee shops, takeaways, the local Dr's surgery and pharmacy. The highly regarded Solent Infant and Junior Schools are also within walking distance. Access to both the A27 and M27 are within easy reach for commuters...



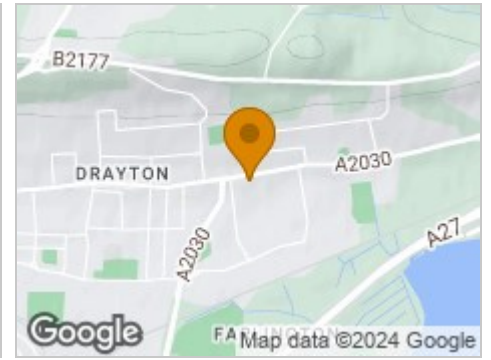
## Road Map



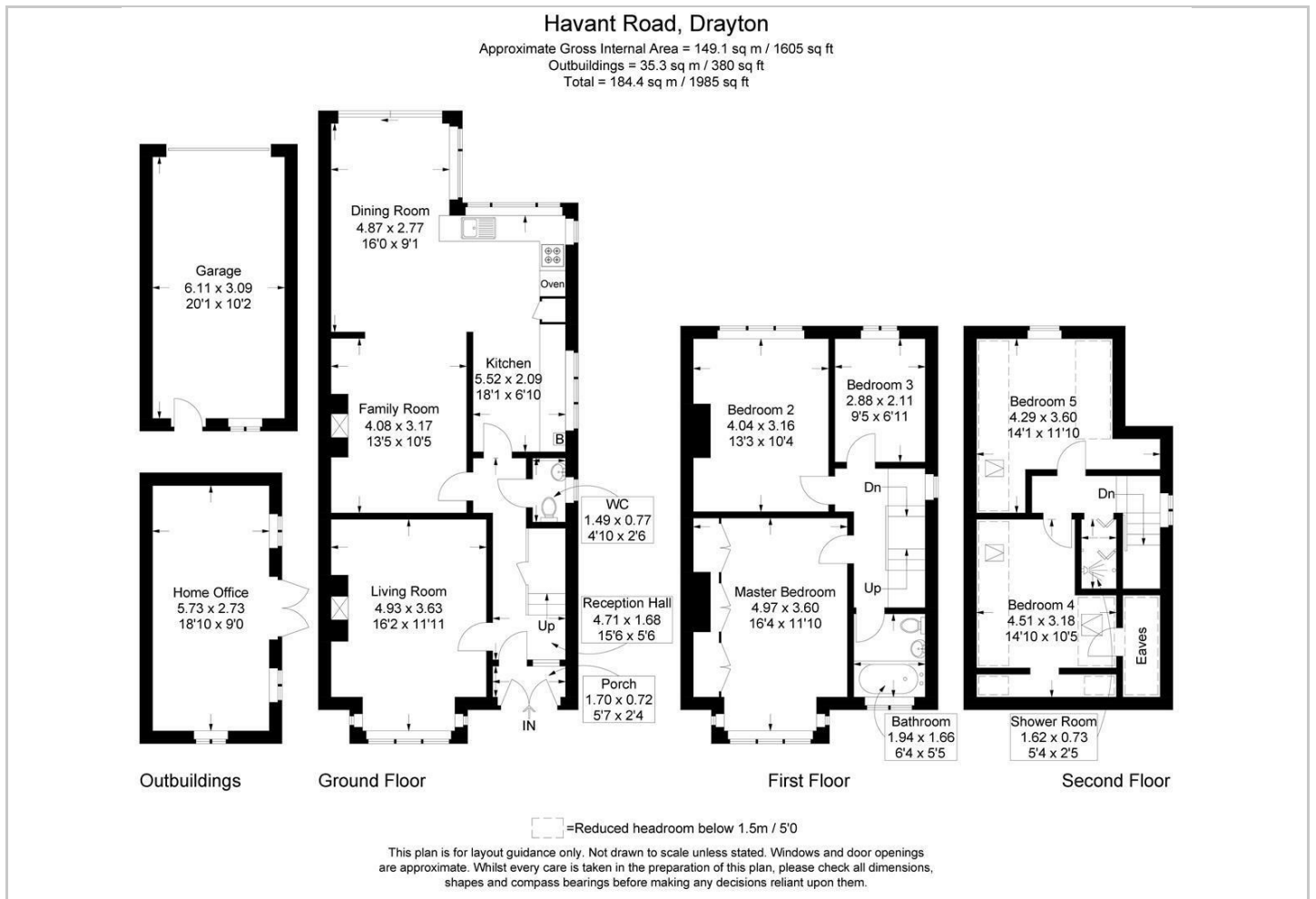
## Hybrid Map



## Terrain Map



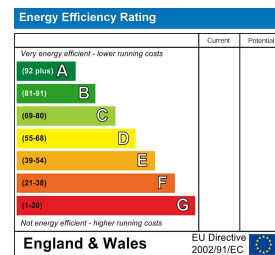
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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