



## 14 Brecon Avenue

Drayton, Portsmouth, PO6 2AW

Offers invited £525,000





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We are thrilled to present to the market this beautifully maintained and characterful three-bedroom semi-detached property, ideally located on Brecon Avenue, within the ever-popular and prestigious 'Welsh Avenues' area. This delightful family home offers generous living space, a wealth of period charm, and a peaceful setting just a short distance from a range of local amenities, excellent transport links, and within the desirable catchment area for the highly regarded Court Lane and Springfield Schools.

Set well back from the road and nestled behind a mature front garden, the property immediately impresses with its elegant exterior and welcoming approach. Boasting over 1,650 square feet of well-appointed accommodation, this home has been lovingly cared for by the current owners and offers ample space for modern family living, with the added benefit of scope for further extension (subject to the usual planning consents).

Upon entering, you are greeted by a spacious and bright entrance hallway that offers a warm and inviting first impression. To the front of the property is the main living room, which features a large bay window that floods the space with natural light and frames views over the attractive front garden. The living room is a perfect spot for relaxing with family and friends and exudes charm and comfort.

Moving through to the heart of the home, you will find a versatile family room and a split-level dining area, which has been thoughtfully extended to create an open and social environment. This extended area is ideal for entertaining, with ample space for both

dining and lounging, and features French doors that lead out to the rear garden, seamlessly blending indoor and outdoor living.

The galley-style kitchen sits just off the dining area and is well-equipped with a range of fitted units and worktop space, offering a practical and efficient layout for cooking and daily routines. At the rear of the kitchen, you'll find a convenient utility area, along with a downstairs WC and a separate shower room, providing added functionality for busy households.

Upstairs, the first floor continues to impress, offering three well-proportioned bedrooms that each enjoy their own distinct charm and benefit from generous natural light. The principal bedroom boasts beautiful views to the front and ample space for bedroom furniture, while the second and third bedrooms offer flexibility to suit a range of needs, whether as bedrooms, guest rooms, or home offices.

A spacious family bathroom completes the upper level, with a tasteful design that includes a full suite and neutral finishes, creating a tranquil space for unwinding at the end of the day.

Externally, the property continues to deliver. To the front, a mature and well-tended garden adds to the home's kerb appeal, with a driveway leading to a garage that provides useful off-road parking and storage. A gated side access leads to the rear garden, which is a true hidden gem. Thoughtfully landscaped and lovingly maintained, the garden is mainly laid to lawn and bordered by established flower beds and shrubs, offering a good level of privacy and a peaceful retreat to enjoy during warmer months.

This home also holds exciting potential for those looking to put their own stamp on a property. With ample room to extend (subject to planning permission), there is the opportunity to grow with the property and create an even more substantial family residence to suit changing needs over time.

Brecon Avenue enjoys a fantastic location within the 'Welsh Avenues', a neighbourhood known for its tree-lined streets, sense of community, and close proximity to local shops, parks, cafes, and schools. Families in particular will appreciate the school catchment for Court Lane Infant and Junior Schools as well as Springfield School, all of which are highly regarded in the area.

In summary, this is a rare opportunity to acquire a spacious and charming home in one of the area's most desirable locations. Whether you're upsizing, relocating for schools, or simply looking for a family home with character and potential, this property ticks all the boxes. We highly recommend booking a viewing at your earliest convenience to truly appreciate all that this beautiful home has to offer.



Road Map



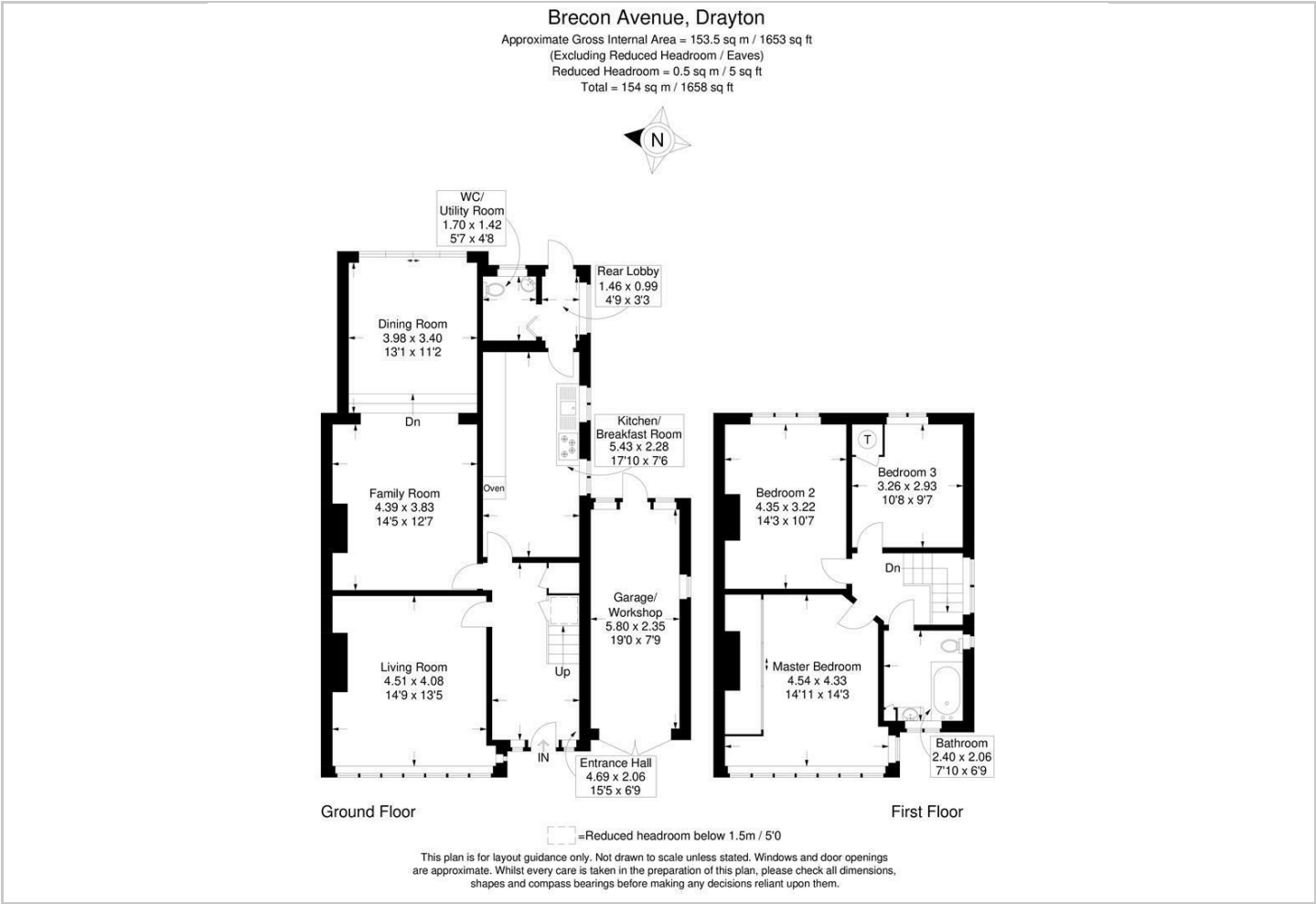
Hybrid Map



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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