



77 Woodfield Avenue
Farlington, Hampshire PO6 1AW
Offers Over £500,000

co^ogroves
Sales, Rentals and Block Management

77 Woodfield Avenue, Farlington, Hampshire PO6 1AW

GUIDE PRICE £500,000-£525,000. We are pleased to bring to the market this attractive and extended 3 bedroom semi detached family home with delightful water views of Langstone Channel, Portsdown Hill, Hayling Island, Langstone & Portsmouth. The accommodation comprises a lounge/dining room, impressive kitchen breakfast room with range of appliance. Ground floor cloakroom and first floor bathroom. Other benefits include driveway to front with off road parking, large shared drive leading to garage, 55' x 20' rear garden with rear and side pedestrian access.

Entrance Hall

Double glazed front door, window to side, stairs to first floor with under stairs storage cupboards, radiator.

Inner Hall

Storage cupboard, radiator.

Cloakroom

5'7 x 2'6 (1.70m x 0.76m)
WC, wash hand basin, double glazed window to side, spotlights.

Lounge/Dining Room

26'6 into bay x 10'5 (8.08m into bay x 3.18m)
Double glazed bay window to front with water views of Langstone Channel. Double glazed bi-fold doors to rear, two radiators, picture rail, laminate flooring, fireplace.

Kitchen/Breakfast Room

17'1 x 17'7 (5.21m x 5.36m)
Impressive room comprising a one and a half bowl stainless steel sink unit with good range of wall and base cupboards. The appliances include range oven, integrated washing machine, dishwasher, two wine coolers, double glazed windows to rear, double glazed bi-fold doors to rear, two roof lanterns allowing plenty of natural daylight. Two radiators, spotlights.

First Floor Landing

Double glazed window to side, hatch to loft.

Bedroom 1

14' into bay x 11'5 to back of wardrobe (4.27m into bay x 3.48m to back of wardrobe)
Double glazed bay window to front with delightful water views of Langstone Channel, Portsdown Hill, Hayling Island, Langstone & Portsmouth. Range of fitted wardrobes, radiator.

Bedroom 2

12'2 x 10'5 to back of wardrobe (3.71m x 3.18m to back of wardrobe)
Double glazed window to rear overlooking garden and towards Portsdown Hill. Range of fitted wardrobes, radiator.

Bedroom 3

11'2 x 8'2 (3.40m x 2.49m)
Double glazed window to rear overlooking garden and towards Portsdown Hill. Fitted wardrobe, radiator.

Bathroom

7'8 x 5'8 (2.34m x 1.73m)
White suite comprising bath with shower over, shower screen, WC, wash hand basin with cupboards below. Tiled walls, vinyl flooring, heated towel rail, double glazed window to front, extractor.

Driveway

Driveway to front with off road parking for two cars. Large shared driveway to side leading to garage.

Garage

18'4 x 8 (5.59m x 2.44m)
Up and over door, light and power.

Rear Garden

55' x 20 (16.76m x 6.10m)
Enclosed rear garden with fenced boundaries, patio area, lawn area, raised decking area, side and rear pedestrian access.

Additional Information

Tenure - Freehold

Council Tax - Band D - £1980.76pa

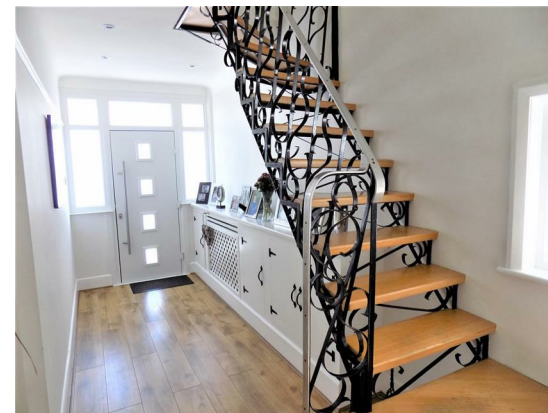
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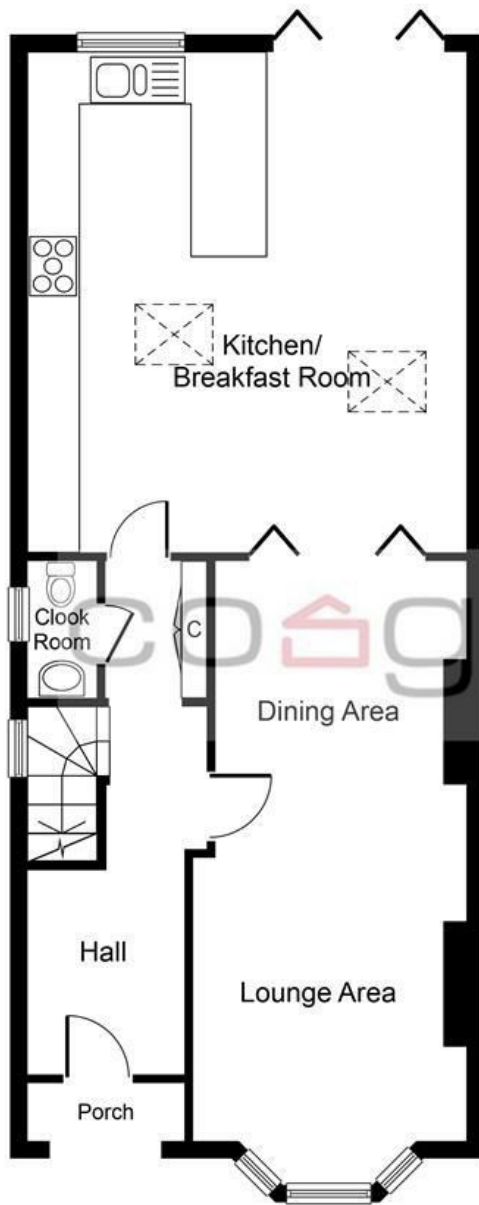
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

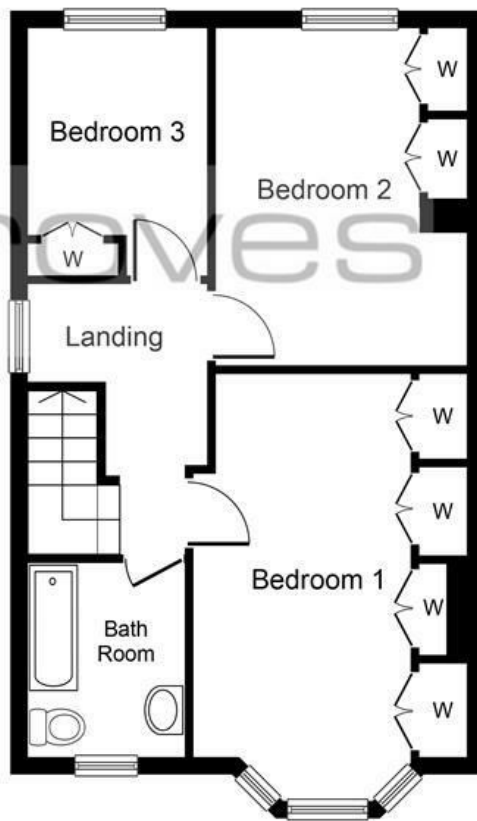
Connected/Related Person

Please be advised the owner of this property is an employee of Cosgroves.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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