



64 Aberdare Avenue, Drayton, Hampshire, PO6 2AU

TOWN & COUNTRY
SOUTHERN



An extended, semi-detached family home which is situated in one of Drayton's most popular, elevated tree lined residential avenues yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and catchment for both Court Lane and Springfield Schools (subject to confirmation). The property has been extended to provide extensive family accommodation arranged over three

floors and comprises: hallway, home office/study, sitting room, cloakroom, utility room and open plan kitchen leading to a separate dining area and seating area on the ground floor. On the first floor are four bedrooms, one having an en-suite shower room and a separate feature bathroom, on the top floor is a further bedroom and an en-suite wet room. The former garage provided one of three storeroom spaces in the lower

level of the house which could be ideal for hobby areas or a workshop. The property has off road parking, double glazing, gas fired central heating and an easterly facing rear garden with 'al-fresco' dining areas and is located adjacent to Portsdown Hill recreation ground. Early viewing of this excellent family home is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: Lowered kerb leading to brick paviour driveway, brick retaining walls with flowerbeds with mature shrubs, staircase with balustrade rising to entrance level, main front door with frosted curved panels and T bar handle, frosted glazed window to either side leading to:

PORCH: Solid oak skirting boards, coir matting, ceiling coving and spotlights, internal glazed door with panel to one side leading to:

HALLWAY: Wooden flooring, radiator, ceiling coving and spotlights, understairs storage cupboard, solid oak skirting boards and architraves, solid wood doors to primary rooms, balustrade staircase rising to first floor.

STUDY / HOME OFFICE: 10'0" x 6'0" Double glazed window to front aspect, wooden flooring, solid oak skirting boards, radiator, ceiling coving and spotlights.

SITTING ROOM: 13'7" x 12'2" Double glazed square bay window to front aspect overlooking driveway, wooden flooring, solid oak skirting boards, radiator, dimmer switches, ceiling coving, central chimney breast with living flame pebble effect gas fire (not tested).

CLOAKROOM: Low level w.c, extractor fan, ceiling spotlights and coving, wash hand basin with cupboard under, tiled splashback, tiled flooring.



DINING ROOM / FAMILY ROOM OPENING TO KITCHEN: Dining area: 12'2" x 9'10" Square opening leading to kitchen with glazed panelled door leading to utility room, radiator, solid oak skirting boards, wooden flooring, ceiling coving and spotlights.

Family area: Large gloss tiled flooring, double glazed twin doors with windows to either side leading to rear garden, two radiators, pitched roof with ceiling spotlights and skylight window, dimmer switch, peninsular style divide with breakfast bar to one side leading to kitchen.

Kitchen: 24'1" x 15'7" measurements do not include recess area with access to hallway and square opening leading to dining room. Comprehensive range of white fronted wall and floor units with granite work surface, range of storage cupboards with soft close mechanism, inset 1½ bowl sink unit with granite drainer to one side and mixer tap, bin cupboard under, range of pan drawers, one wall mounted unit housing Worcester boiler supplying domestic hot water and central heating (not tested), double glazed window to rear aspect, pitched roof with ceiling spotlights and skylight window, wooden flooring, integrated Whirlpool dishwasher with matching door, space for free standing range style cooker with granite splashback, extractor hood, fan and light over, chrome fronted power points, tall larder style fridge and freezer with matching door, eye-level microwave oven with cupboards over and under.



FEATURE BATHROOM: 14'6" maximum x 5'9" Fully ceramic tiled to floor and walls, feature free standing high backed bath with free standing mixer tap and shower attachment, wall mounted T.V., double glazed frosted window to front aspect with blind, ceiling spotlights, extractor fan, vanity unit with wash hand basin, mixer tap and cupboards under, concealed cistern w.c., chrome heated towel rail, wet room area with floor drain away, drench style hood with wall mounted controls, mirror with automated lighting.

BEDROOM 5: 8'10" x 6'0" Double glazed window to rear aspect with far reaching views towards Langstone Harbour and Hayling Island in the distance, solid oak skirting boards and architraves, dimmer switch, radiator.

BEDROOM 4: 9'0" x 8'2" Double glazed window to rear aspect overlooking garden with far reaching views at an angle towards Langstone Harbour and Hayling Island in the distance, radiator, solid oak skirting boards and architraves, dimmer switch, ceiling coving and spotlights.

BEDROOM 3: 12'0" x 9'8" Double glazed window to rear aspect overlooking garden with far reaching views towards Langstone Harbour and Hayling Island in the distance, range of glass fronted sliding doored built-in wardrobes to one wall with hanging space and shelving, ceiling coving and spotlights, radiator.

BEDROOM 2: 13'7" x 12'1" Double glazed square bay window to front aspect with far reaching views towards the City of Portsmouth and the Isle of Wight in the distance, comprehensive range of glass fronted sliding doored built-in wardrobes to one wall with hanging space and shelving, ceiling coving and spotlights, chrome fronted power points, solid oak skirting boards and architraves, radiator, glazed panelled door leading to:



UTILITY ROOM: 9'8" x 5'7" Ceramic tiled flooring, large larder style storage cupboard, range of wall and floor cupboards, inset single bowl sink unit with mixer tap, tiled surrounds, chrome fronted power points, extractor fan, ceiling spotlights and coving, space for tumble dryer and plumbing for washing machine, solid oak architraves.

FIRST FLOOR: Landing with balustrade, return staircase rising to top floor, ceiling coving and spotlights, radiator, solid wood doors to primary rooms, stripped and stained skirting boards and architraves.

EN-SUITE SHOWER ROOM: Fully ceramic tiled to floor and walls, corner shower cubicle with curved panelled doors, drench style hood with wall mounted controls, close coupled w.c., wash hand basin with mixer tap and cupboards under, automated mirror with lighting over, shaver point, heated towel rail, double glazed frosted window to front aspect with blind, ceiling spotlights.

TOP FLOOR: Landing, ceiling spotlights, skylight window, door to:

BEDROOM 1: 18'2" x 13'0" increasing to 20' to front of built-in wardrobes. Eaves to front ceiling restricting headroom, Velux skylight windows with blinds, access to loft storage space, solid oak skirting boards and architraves, large full width dormer window with twin double doors and full height windows to either side with floating glass balcony with far reaching views over roof tops towards Langstone Harbour and Hayling Island in the distance, window with radiator under, mirror fronted wardrobes to one wall with hanging space and shelving, door to:

EN-SUITE WET ROOM: Pitched ceiling to front aspect with Velux skylight window and blind, concealed cistern w.c., moulded glass top wash hand basin with mixer tap and drawers under, automated mirror with lighting over, tall chrome radiator, wall mounted controls for extractor fan and ceiling spotlights, shower area with glazed panelled screen, floor drain away and drench style hood.

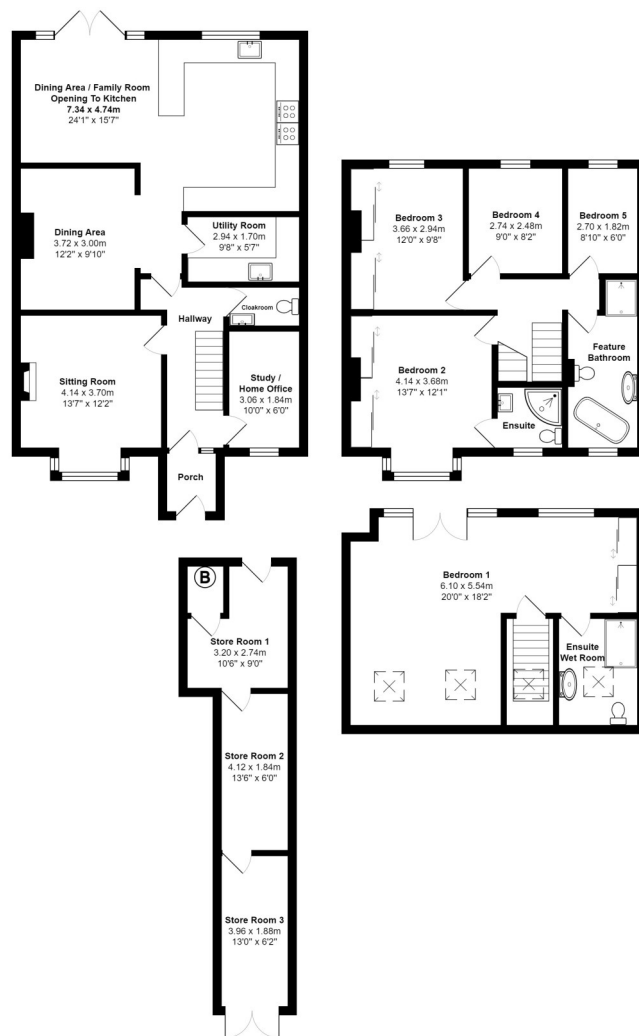
OUTSIDE: To the rear, accessible from the family area is a raised patio with brick retaining wall and floating glass screens with chrome balustrades, steps leading down to garden level, outside lighting, power points, the lawned garden is easterly facing with wooden sleeper borders with shingle, shrubs and bushes, to the eastern end is a split-level decked area with 'al-fresco' dining areas, wall mounted lighting and panelling with water feature, the garden is enclosed by fence panelling on all sides with mature bushes, cold water tap, accessible from the garden leading down to double glazed door leading to under house store rooms.

STORE ROOM 1: 10'6" x 9'0" Tiled flooring, built-in cupboard housing hot water cylinder and pump system, power points, door to:

STORE ROOM 2: 13'6" x 6'0" Lighting and power points, wall mounted storage cupboard, access under the house.

STORE ROOM 3: 13'0" x 6'2" Twin doors to front aspect, power and lighting, further storage unit with false garage to front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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