



35 Woodfield Avenue, Farlington, Hampshire, PO6 1AN

TOWN & COUNTRY
SOUTHERN

- £450,000 Freehold
- An Extended 3 Bedroom Semi-detached Home
- 2 Reception Rooms & Conservatory
- Garage & Private Driveway
- No Forward Chain
- Backing Onto Waterworks Land

An extended, semi-detached family home which is situated in popular elevated location yet within easy access of local shopping amenities, bus routes, commutable road links, recreation grounds and catchment for both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, bedroom, cloakroom, kitchen, living room opening to dining room and conservatory on the ground floor with two bedrooms and a bathroom on the first floor. The property is offered with no forward chain, gas fired central heating, double glazing, a private driveway with off road parking and garage, as well as a terraced rear garden backing onto Portsmouth Waterworks land. From the upper floor there are views over roof tops towards Langstone Harbour in the distance, viewing is strongly recommended to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the third road on the left-hand side after the traffic light junction with the Eastern Road into Rectory Avenue, at the top turn left into Woodfield Avenue where No.35 can be found a short distance along on the right-hand side.

ENTRANCE: Lowered kerb leading to tarmac driveway with car parking facilities, raised lawned area with curved brick wall and fence panelling to one side and rendered wall to the other, the driveway leads to the right-hand side of the property leading to a garage at the rear, arched opening leading to:



PORCH: Double glazed main front door with leadlight stained-glass panel leading to:

HALLWAY: Wood flooring, radiator, balustrade staircase rising to first floor with understairs storage cupboard housing meters, panelled doors to primary rooms, central heating control switch.

BEDROOM 3: 12'0" x 9'0" Double glazed window to side aspect, wood laminate flooring, stripped and stained skirting boards, panelled door, double glazed bay window to front aspect overlooking driveway with radiator under, infinity ceiling.

CLOAKROOM: Close coupled w.c., pedestal wash hand basin, double glazed frosted window to side aspect with blind, ceramic tiled flooring, radiator.

LIVING ROOM: 18'4" x 11'9" Double glazed bay window to front aspect with radiator under, wood laminate flooring, ceiling coving, central chimney breast with surround fireplace and electric fire (not tested), folding doors leading to:

DINING ROOM: 17'6" x 11'10" Matching flooring, door to hallway, ceiling coving, wall uplighters, two radiators, central chimney breast with cast iron surround fireplace with tiled inlay, twin double-glazed doors with windows to either side leading to conservatory.

KITCHEN / BREAKFAST ROOM: 16'0" x 9'1" Two skylight windows, ceiling spotlights, comprehensive range of limed oaked fitted wall and floor units with roll top work surface, eye-level double oven and grill with storage cupboards over and under, ceramic tiled surrounds, under unit lighting, inset four ring gas hob with drawers under, extractor hood, fan and light over, one wall mounted unit with glazed doors, integrated dishwasher with matching door, ceramic tiled flooring, radiator, space for free standing fridge/freezer, space and plumbing for washing machine, inset 1½ bowl sink unit with mixer tap, double glazed window to rear aspect overlooking garden with double glazed door to one side, twin wooden doors with glazed upper section leading to:

CONSERVATORY: 10'10" x 10'0" Twin double glazed doors with windows to either side leading to dining room, two radiators, tiled flooring, twin double-glazed doors to rear aspect with windows to either overlooking garden, high level frosted window to side aspect, polycarbonate glazed roof with central fan and light.

FIRST FLOOR: Landing with balustrade, high level frosted double glazed window to side aspect, storage cupboard into eaves, further built-in boiler airing cupboard with range of shelling and Worcester boiler supply domestic hot water and central heating (not tested), eaves to side ceiling restricting headroom, access to eaves storage space.

BEDROOM 2: 10'5" x 7'10" Double glazed dormer window to rear aspect with radiator under, and views over Portsmouth Water grounds, access into loft storage eaves, ceiling spotlights, panelled door, measurements taken from approximately 4'0" off floor level with eaves to rear ceiling restricting headroom.

BATHROOM: White suite comprising: panelled bath with wooden panel, skylight window, spotlights, low level w.c., pedestal wash hand basin, ceramic tiled to half wall level, shower cubicle with sliding panelled door, extractor fan, chrome heated towel rail, vinyl flooring.

BEDROOM 1: 12'1" to front of built-in wardrobes x 10'0" Double glazed dormer window to front aspect with views towards Langstone Harbour in the distance, radiator, wood laminate flooring, range of built-in wardrobes to either side of the room with hanging space and shelving, measurements taken from approximately 4'0" off floor level with slight eaves to front ceiling restricting headroom.

OUTSIDE: To the rear of the property is a lower paved area with steps leading to decked area, from the decked area are further steps leading to a sloping lawned garden, the garden is enclosed by brick retaining walls on both sides with shrubs and bushes to the rear, garden shed, side pedestrian access.

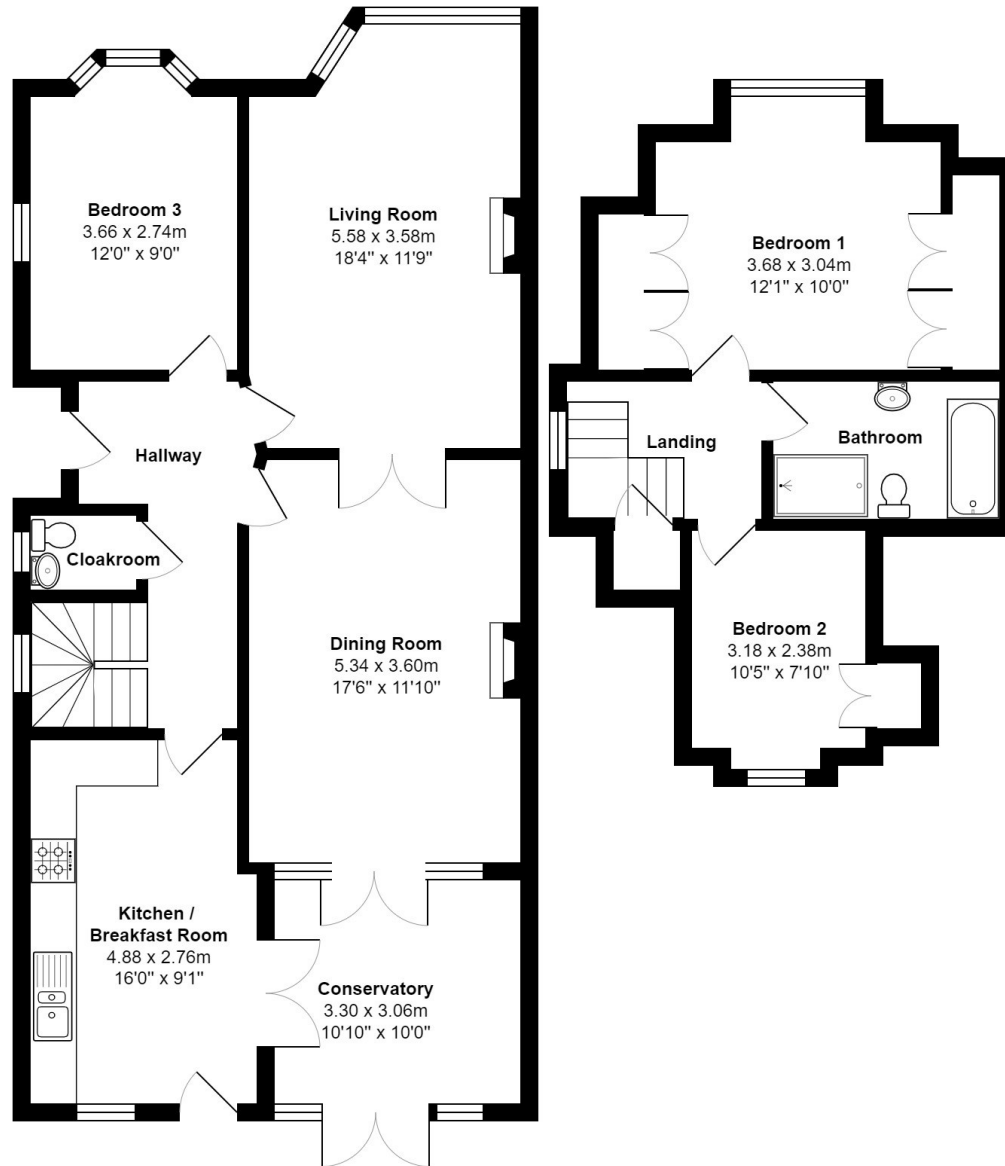
GARAGE: 17'2" x 8'5" Double glazed windows to side and rear aspect with twin double doors leading to decked area, up and over door.

AGENTS NOTES: Council Tax Band D - Portsmouth City Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](#))





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	80
(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	
<small>WWW.EPC4U.COM</small>			

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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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