



7 St Matthews Road, Cosham, Hampshire, PO6 2DH

TOWN & COUNTRY
SOUTHERN



An Extended Four / Five Bedroom Detached Home

Two / Three Reception Rooms

Secluded Rear Garden with Garage & Parking

Three Bathrooms / No Forward Chain

An extended, detached family home which is situated in a popular, elevated residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and the catchment for both Court Lane and Springfield Schools (subject to confirmation). This 1920's built property is deceptively spacious with the

accommodation arranged over two floors and comprises: central hallway, dining room, living room, study / bedroom 5, bathroom, kitchen, utility room and storeroom / home office on the ground floor with four bedrooms, en-suite bathroom and separate shower room on the first floor. The property is not overlooked, being positioned between St. Matthews and St.

Johns Road with car parking and garaging to the rear, it has a deep forecourt and an enclosed rear garden. Offered with no forward chain, gas fired central heating, double glazing, fitted floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the tenth road on the right-hand side into St. Matthews Road where No.7 can be found on the left hand side before the junction with St. Johns Road.

ENTRANCE: Brick wall with pillared entrance providing pedestrian access to front garden, herringbone design brick pathway leading to curved step and twin storm doors, to the right hand side is a curved brick pathway with shingle to either side leading to right hand side of property with door to study/utility area, outside bin store, to the left hand side is brick paviour pathway with shingle to either side, shrubs and bushes and gate leading to side pedestrian access.

PORCH: Herringbone brick flooring, internal door with frosted leadlight stained glass panel leading to:

HALLWAY: 12'5" x 9'3" Tiled flooring, two radiators, stripped and stained skirting boards, high level plate shelf, arched opening with balustrade staircase rising to first floor, doorway opening to inner lobby, central heating control switch.



INNER LOBBY: Radiator, high ceiling with coving, panelled doors to primary rooms, large understairs storage cupboard.

STUDY / BEDROOM 5: 13'5" x 12'3" Double glazed leadlight window to front aspect with radiator under, painted panelling to walls, picture rail, high ceiling with rose and coving, stripped and stained skirting boards, wood laminate flooring.

LIVING ROOM: 18'4" x 14'4" Full height double glazed leadlight window overlooking garden, twin double glazed doors leading to rear garden, ceiling rose and coving, picture rail, door to hallway, stripped and stained skirting boards, radiator, central false chimney breast with coal effect gas fire, wood surround fireplace, cast iron inlay with tiles and tiled hearth, radiator with cover over, wood laminate flooring, wall up-lighters.

DINING ROOM: 13'6" x 12'4" Double glazed leadlight window to front aspect with radiator under, stripped and stained floorboards and skirting boards, plate shelf, chimney breast with cast iron arched fireplace, built-in storage cupboard to one side of chimney breast, ceiling rose and coving.

BATHROOM: White suite comprising: double ended panelled bath with separate shower over and starfish shower head, folding panelled shower screen, ceramic tiled to ¾ level, double glazed frosted windows to rear aspect, vanity unit with oval wash hand basin, mirror and pelmet lighting over, close coupled w.c., tiled flooring, chrome heated towel rail.

KITCHEN: 13'8" x 8'8" Double glazed leadlight window to rear aspect overlooking garden, comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap, free standing Worcester boiler supplying domestic hot water and central heating (not tested), ceramic tiled surrounds, inset four

ring gas hob with oven under and extractor hood, fan and light over, tiled flooring, chimney breast with low level built-in cupboard with dresser style unit to one side, one wall mounted unit with glazed panelled door, space for fridge/freezer, part-glazed panelled door leading to inner lobby, ceiling spotlights and coving, door to:

UTILITY ROOM: 9'7" x 5'5" Door leading to rear garden with window to one side and over, glazed panelled door leading to kitchen, tiled flooring, work surface with inset 1½ bowl sink unit with mixer tap, plumbing for washing machine and dishwasher, space for tall fridge/freezer and tumble dryer, radiator, borrowed light original window to kitchen.

STOREROOM / HOME OFFICE: 12'3" x 5'2" Door to front aspect, built-in meter cupboards, radiator, tiled flooring, pitched roof with skylight window, panelled door.

FIRST FLOOR: Landing, access to loft space, skylight window to rear aspect, built-in storage cupboard with range of shelving.

BEDROOM 1: 19'9" into dormer window x 11'5" Measurements do not include recess for door opening, measurements taken from approximately 3'3" off floor level with eaves to front and rear ceiling restricting headroom, double glazed dormer window to front aspect with radiator under, access to rear loft space, range of wood fronted built-in wardrobes to one wall with hanging space, shelving and drawers under with shelving over, skylight window to rear aspect with blind, door to:

EN-SUITE BATHROOM: White suite comprising: panelled bath with telephone style chrome mixer tap and shower attachment, low level w.c., pedestal wash hand basin, stripped and painted floorboards, skylight window to rear aspect, radiator, tiled surrounds, extractor fan, ceiling spotlights, slight eaves to ceiling restricting headroom.

BEDROOM 3: 12'5" maximum x 11'2" Double glazed dormer window to front aspect with leadlight windows, radiator, access to loft storage space, panelled door.

SHOWER ROOM: Fully ceramic tiled shower cubicle with panelled doors, star fish shower head, extractor fan, ceiling spotlights, close coupled w.c., circular glass wash hand basin with mixer tap, chrome central leg and chrome heated towel rail, slight eaves to ceiling restricting headroom, skylight window to rear aspect.

BEDROOM 2: 13'7" x 12'6" into dormer window. Double glazed dormer window to front aspect, slight eaves to front ceiling restricting headroom, panelled door, radiator.

BEDROOM 4: 12'7" x 7'0" Currently used as a study, access to loft storage space, measurements taken from approximately 3' off floor level with eaves to rear ceiling restricting headroom, skylight window with blind, stripped and stained floorboards and skirting boards, panelled door, radiator.

OUTSIDE: To the rear accessible from the living room is a large patio area with shingle borders, pathway wraps round to the side of the property to side pedestrian access, from this area are steps leading up to a second patio area with brick built shed, access to utility room, raised flowering borders, the garden is westerly facing, mainly laid to lawn and is enclosed by fence panelling on all sides backing onto St. Johns Road, range of shrubs, evergreens and bushes, high fencing panelling and gateway leading to rear hardstanding area for a van with access from St. Johns Road with further hardstanding to the front of the garage for a car.

GARAGE: Up and over door, rear pedestrian door.

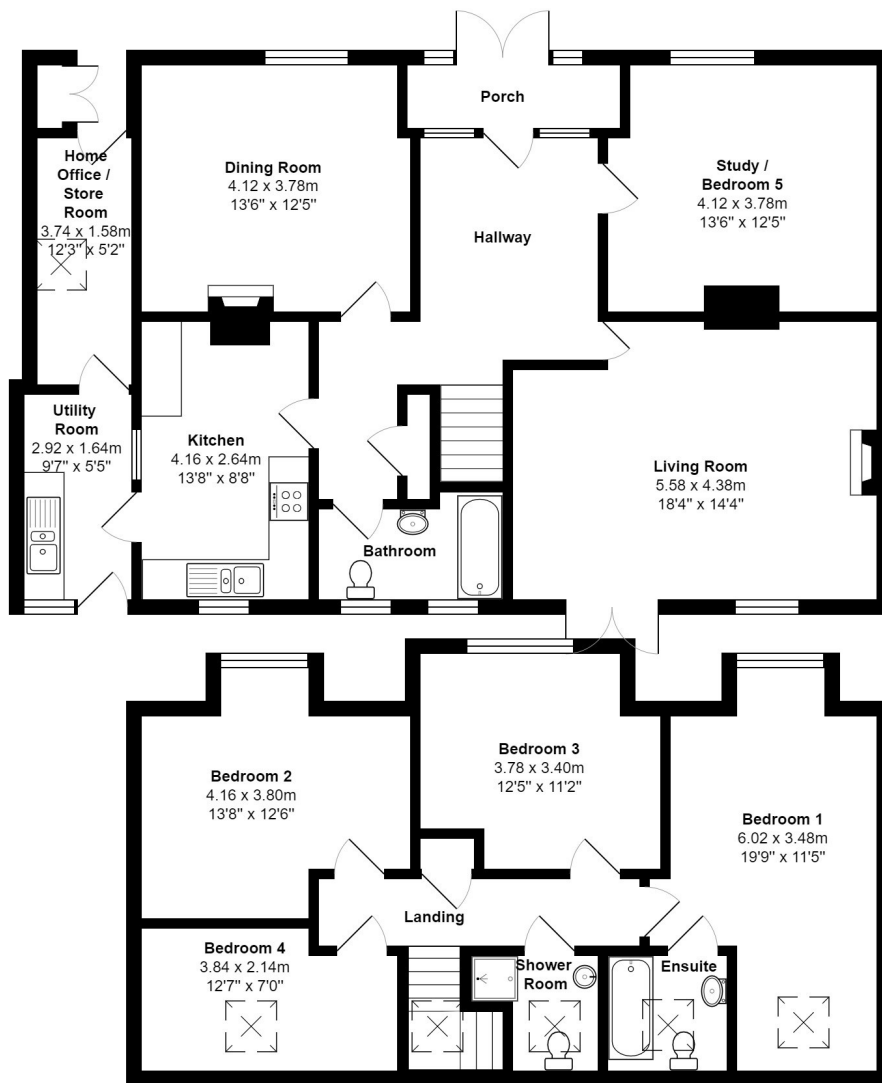
AGENTS NOTES:

Council Tax Band E - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](http://Fibre Checker (openreach.com))

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://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		
(55-68)	D	67	78
(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>			

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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