



14 Penrhyn Avenue, Drayton, Hampshire, PO6 2AX

TOWN & COUNTRY  
SOUTHERN



A Three Bedroom Semi-Detached Family Home

Two Reception Rooms & Conservatory

128ft Easterly Facing Garden / No Forward Chain

Garage & Driveway / Welsh Avenue Location

A semi-detached family home which is located in an elevated position in one of Drayton's most popular and sought after tree-lined avenues, known to many locally as the 'Welsh' avenues. From the first floor there are views at an angle towards Langstone Harbour and Hayling Island. The property is being sold with no forward chain, a mature, easterly facing 128'

rear garden and is within easy reach of local shopping amenities, bus routes, commutable road links and catchment for both Court Lane and Springfield Schools (subject to confirmation). The spacious accommodation comprises: hallway, living room with dividing doors leading to dining room, conservatory, 15' kitchen, utility room, cloakroom and integral

garage on the ground floor with three double bedrooms and a large family bathroom on the first floor. The property is offered with gas fired central heating, an easterly facing 128ft rear garden, off road parking, double glazing and no forward chain. 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 westerly direction taking the first road on the right-hand side into Penrhyn Avenue where No.14 can be found towards the upper end on the right-hand side.

**ENTRANCE:** Lowered kerb leading to pillared gateway and brick retaining wall, brick paviour driveway with off road parking, lawned garden to right hand side with flowering shrub borders, twin doors leading to garage, covered porch, main front door with leadlight stained glass panels with frosted glass panels to either side and over leading to:

**HALLWAY:** Balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, central heating control switch, textured ceiling with coving, dado rail, radiator, panelled doors to primary rooms.



**LIVING ROOM:** 14'9" into bay window x 13'8" Double glazed mahogany surround full width bay window to front aspect with top openers, dimmer switch, folding glazed doors leading to dining room, double radiator, ceiling rose, central chimney breast with brickette surround fireplace, tiled hearth and coal effect gas fire (not tested).

**DINING ROOM:** 14'0" x 12'7" Central chimney breast with wood surround open fireplace, marble inlay and hearth, double radiator, ceiling coving, twin glazed doors with panels to either side and over leading to conservatory, second double radiator, ceiling rose, opening leading to kitchen with peninsular divide with storage cupboards under.

**KITCHEN:** 15'7" x 7'1" Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboard space under, double glazed window to rear aspect overlooking garden, borrowed light window to conservatory, one wall mounted unit housing Worcester boiler supplying domestic hot water and central heating (not tested), tiled surrounds, space for free standing range style cooker, range of drawer units, dresser style unit with cupboards and drawers under, glazed panelled doors and inset lighting over, ceiling spotlights and coving, wood laminate flooring, door to hallway, glazed panelled door leading to:

**UTILITY ROOM:** 11'7" x 6'11" maximum. Twin double glazed doors leading to rear garden, radiator, tile effect wood laminate flooring, range of wall and floor units with roll top work surface, space and plumbing for washing machine, door to garage.

**CLOAKROOM:** Low level w.c., double glazed window to rear aspect, wall mounted wash hand basin with tiled splashback.

**CONSERVATORY:** 13'0" x 12'0" Low retaining walls with double glazed windows on all aspect, polycarbonate glazed roof with central fan, twin double-glazed doors leading to rear garden, tiled flooring.

**FIRST FLOOR:** Landing with balustrade, ceiling coving, dado rail, leadlight frosted window to side aspect, panelled doors to primary rooms.

**BEDROOM 1:** 14'8" into bay window x 13'8" Double glazed mahogany surround full width bay window to front aspect with top openers, range of built-in bedroom furniture including floor to ceiling mirror fronted wardrobes with hanging space and shelving, double radiator, ceiling coving.

BEDROOM 2: 14'0" x 10'6" Double glazed window to rear aspect overlooking garden with far reaching views at an angle towards Langstone Harbour and Hayling Island in the distance, ceiling coving, double radiator.

BEDROOM 3: 10'8" x 9'4" Double glazed window to rear aspect overlooking garden with far reaching views at an angle towards Langstone Harbour and Hayling Island in the distance, built-in louvre doored airing cupboard with shelving, radiator, picture rail.

BATHROOM: White suite comprising: close coupled w.c., pedestal wash hand basin with mixer tap, shower cubicle with curved shower door, bath with mixer tap and shower attachment, fully ceramic tiled to walls, vinyl flooring, chrome heated towel rail, double glazed window to front aspect, access to loft space, ceiling spotlights, high level small window to side aspect.

OUTSIDE: Accessible from the utility room is a raised paved area, cold water tap, to the rear of the conservatory is a raised patio with steps leading down to garden, the 128ft easterly facing garden is mainly laid to lawn with flowering shrub borders, enclosed by fence panelling and open picket style fencing on one side, central rockery area, summer house, wooden built shed.

GARAGE: 13'0" x 7'4" Twin doors to front, lighting, power points, internal door to utility room.

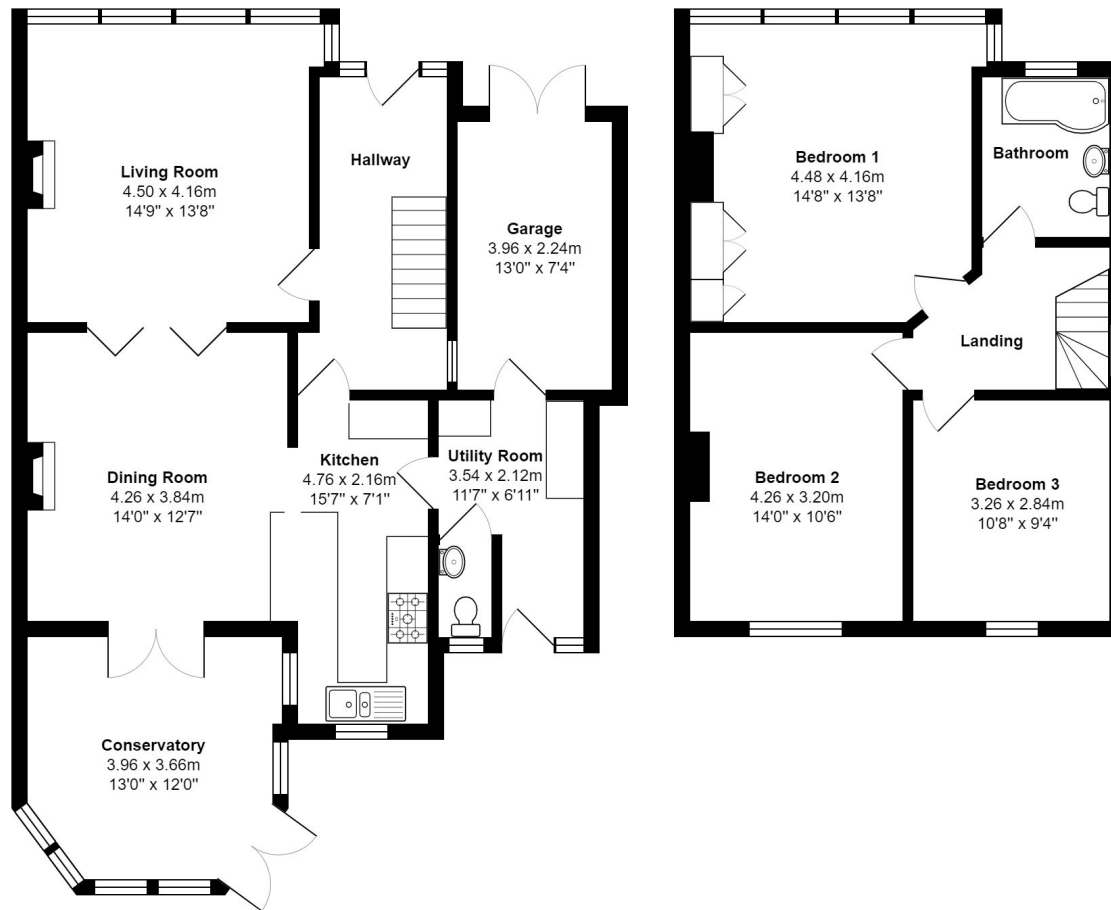
**AGENTS NOTES:**

Council Tax Band D - Portsmouth City Council

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

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





Total Area: 140.0 m<sup>2</sup> ... 1507 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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.

