



24 Rectory Avenue, Farlington, Hampshire, PO6 1AL

TOWN & COUNTRY
SOUTHERN

- £460,000—Freehold
- Three / Four Bedroom Family Home
- Easterly Facing Rear Garden With Side Access
- Two / Three Reception Rooms
- Two Bathrooms
- Elevated Position With Off Road Parking

A three/four bedroom semi-detached family home which is situated in a popular elevated location yet within easy access of local shopping amenities, 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, sitting room, home office/bedroom 4 leading to en-suite shower/wet room, separate dining room and kitchen on the ground floor with three bedrooms and a bathroom on the first floor. Offered with an easterly facing rear garden, side pedestrian access, gas fired central heating and being mainly double glazed, early internal viewing is strongly recommended in order to appreciate the accommodation on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction take the third road on the left hand side after the Eastern Road traffic light junction into Rectory Avenue where No.24 can be found on the right hand side.

ENTRANCE: Lowered kerb leading to tarmac driveway with off road parking for two cars, brick retaining wall with shrubs, evergreens and bushes, to the left hand side of the property is side pedestrian access, covered area leading to main front door with frosted panels and leadlight panel to one side and over leading to:



HALLWAY: Staircase rising to first floor with understairs storage cupboard, stripped and varnished floorboards, radiator, infinity ceiling, doors to primary rooms.

SITTING ROOM: 13'0" into bay window x 11'5" Bay window to front aspect overlooking driveway, infinity ceiling, picture rail, glazed panelled door, stripped and stained floorboards.

DINING ROOM: 17'8" maximum x 13'7" into bay window. Double glazed bay window to rear aspect overlooking garden, stripped and stained floorboards, surround fireplace with open fire (not tested), granite inlay and hearth, infinity ceiling, picture rail, ceiling spotlights, square opening leading to:

KITCHEN: 12'1" x 10'7" Conservatory style with pitched polycarbonate glazed roof, range of floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboard space under, integrated Bosch dishwasher with matching door, washing machine point, tiled flooring, inset four ring gas hob with double ovens under, range of pan drawers, integrated fridge and freezer with matching doors, double glazed windows to all aspects, twin double glazed doors leading to rear garden.

HOME OFFICE / BEDROOM 4: 15'2" x 7'1" Double glazed window to front aspect overlooking driveway, radiator, panelled door, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), door to:

EN-SUITE WET ROOM: Fully ceramic tiled to floor and walls, wet room area with floor drain away, double glazed door and window to side, ceiling spotlights, low level w.c., pedestal wash hand basin with mixer tap, chrome heated towel rail.

FIRST FLOOR: Landing with window to side aspect, access to loft space, doors to primary rooms.

BEDROOM 2: 11'5" x 10'8" Double glazed window to front aspect, radiator, picture rail.

BEDROOM 1: 11'10" x 11'6" Stripped and stained floorboards, double glazed window to rear aspect, picture rail, radiator.

BEDROOM 3: 10'5" x 7'5" increasing to maximum 13'1" into recess. Recessed storage area with access to loft eaves/storage space, double glazed window to front aspect, radiator.

BATHROOM: White suite comprising: panelled bath with mixer tap and separate shower over, rail and curtain, pedestal wash hand basin with mixer tap, low level w.c., fully ceramic tiled to walls, painted wooden flooring, double glazed frosted window to rear aspect, radiator.

OUTSIDE: To the rear, accessible from the kitchen is access onto lawned easterly facing garden, enclosed by fence panelling on all sides, raised flowering borders, pergola, wooden built garden shed, side pedestrian access.

AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

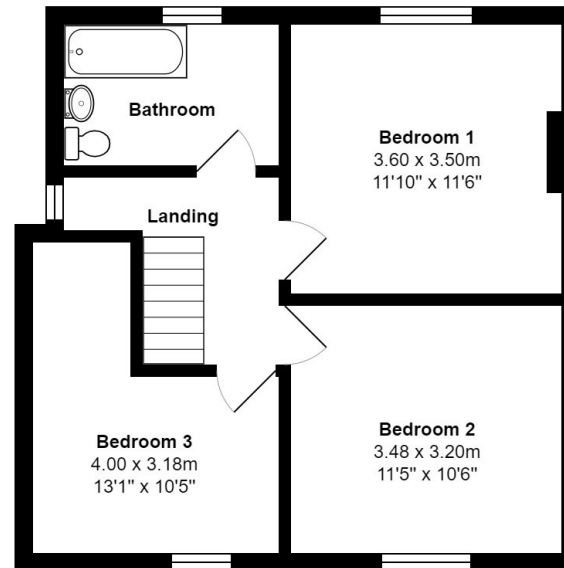
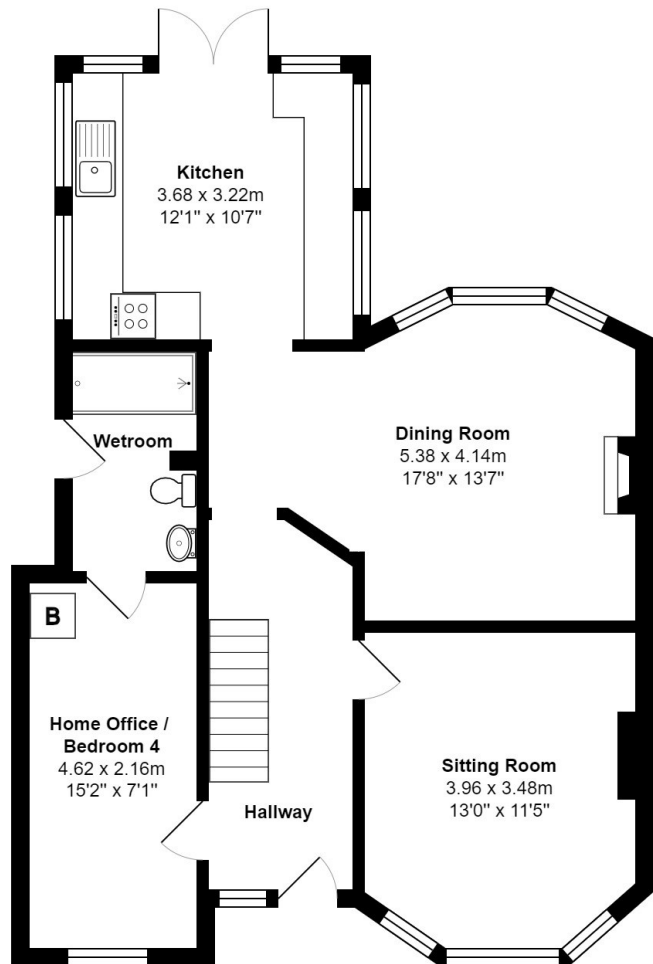
Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to -

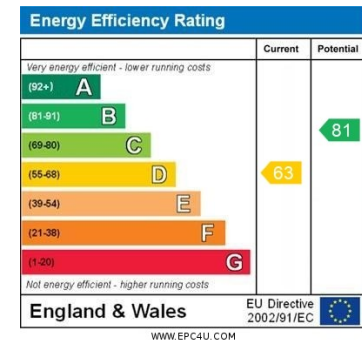
[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)





Total Area: 116.6 m² ... 1255 ft²

All measurements are approximate and for display purposes only



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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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