



422 Havant Road, Farlington, Hampshire, PO6 1NF

TOWN & COUNTRY
SOUTHERN



*A Four Bedroom Semi-Detached Family Home
25' L Shaped Open Plan Living / Dining Room /
Kitchen*

*En-Suite & Family Bathroom, Integral Garage
South Facing Rear Garden, Detached Home
Office/Gym*

A four-bedroom semi-detached family home which has recently been extended, updated and refurbished by the current owners to create 1739 sq ft of living space arranged over two floors and also has the advantage of having a detached home office/gym in the rear garden.

The accommodation comprises: hallway, sitting room, integral garage, utility room, cloakroom and L shaped open plan living/dining room incorporating fitted kitchen on the ground floor with four bedrooms, the primary bedroom having an en-suite shower room and

separate dressing room/walk-in wardrobe as well as a family bathroom on the first floor. The property is offered in excellent decorative order with gas fired central heating, double glazing, some underfloor heating and fitted floor coverings throughout, having side



pedestrian access, off road parking, a southerly facing rear garden and detached home office/gym with its own shower room and electric heating. Being located in a popular residential location yet within easy access of local shopping amenities, bus routes, commutable road links and within catchment of both Solent and Springfield Schools (subject to confirmation), 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 an easterly direction where No.422 can be found on the right-hand side just before the junction with Lower Farlington Road.

ENTRANCE: Lowered kerb leading to shingled driveway and garage with wooden fender borders with shrub and bushes, to the left-hand side of the property is fence panelling and gateway leading to the rear garden, to the right is a hedge, main front door with glazed panels with frosted glass panel to one side leading to:

HALLWAY: Staircase with glazed panels and balustrade rising to first floor with understairs storage cupboards housing meters, panelled doors to primary rooms, vinyl flooring, radiator, ceiling spotlights.



SITTING ROOM: 12'7" x 9'10" Double glazed bay window to front aspect overlooking the driveway with radiator under, ceiling spotlights.

CLOAKROOM: Concealed cistern w.c., wash hand basin with mixer tap and cupboards under, tiled splashback, mirror to one wall, ceiling spotlights, vinyl flooring.

OPEN PLAN L SHAPED LIVING/DINING ROOM

INC. KITCHEN: 25'1" decreasing to 8'0" at narrowest point x 20'0" decreasing to 11'2" at narrowest point, arranged as three separate areas.

Living room: Ceiling spotlights with concealed lighting, range of shelving to one wall, log burner and hearth, recess and wiring for wall mounted T.V., vinyl flooring.

Dining area: Double glazed bi-folding doors with blinds leading to rear garden, Lantern roof, vinyl flooring, ceiling spotlights.

Kitchen: Comprehensive range of matching wall and floor units, inset 1½ bowl sink unit with mixer tap and cupboards under, integrated dishwasher with matching doors, range of pan drawers, peninsular style island with breakfast bar to one side, corner cupboards, double glazed window to rear aspect overlooking garden, eye-level microwave oven with storage cupboards to either side and over, space for free standing range style cooker with extractor hood, fan and light over, further range of pan drawers, bin drawer, space for free standing fridge/freezer, matching flooring, ceiling spotlights, door to:

UTILITY ROOM: 8'9" x 4'10" Tall larder style cupboard with pull-out drawers, extractor fan, work surface with single drainer sink unit and cupboards under, ceiling spotlights, matching flooring, door to:

GARAGE/WORKSHOP: 12'3" x 8'7" Remote control shutter up and over door, fluorescent tube lighting, double glazed door with frosted panel to side aspect, range of shelving, washing machine point, wall mounted boiler supplying domestic hot water and central heating (not tested), two wall mounted units with glazed doors.

FIRST FLOOR: Landing, access to loft space, double glazed window to front aspect, radiator, panelled doors to primary rooms.

BEDROOM 2: 11'0" x 9'10" Double glazed window to front aspect, radiator, ceiling spotlights, corner chimney breast with cast iron surround fireplace.

BEDROOM 3: 11'0" x 9'10" Double glazed window to rear aspect with far reaching views towards Langstone Harbour in the distance, radiator, chimney breast with cast iron surround fireplace, ceiling spotlights.

BEDROOM 1: 12'1" x 8'3" increasing to maximum of 15'7" incorporating dressing room.

Vaulted ceiling with spotlights, double glazed window to rear aspect with far reaching views towards Langstone Harbour, radiator, square opening leading to:

DRESSING ROOM / WALK-IN WARDROBE: 8'8" x 7'0" Range of floor to ceiling sliding doored wardrobes to one wall with hanging space and shelving, double glazed window to rear aspect with far reaching views towards Langstone Harbour in the distance, radiator, ceiling spotlights.

EN-SUITE WET ROOM: Fully ceramic tiled to floor and walls, shower area with drench style hood, floor drain away, separate shower attachment and wall mounted controls, frosted double glazed window to side aspect, heated towel rail, plinth with glass circular wash hand basin with mixer tap, concealed cistern w.c., mirror with lighting, extractor fan, ceiling spotlights, tiled flooring with underfloor heating.

BEDROOM 4 : 9'5" x 7'6" Double glazed frosted window to side aspect with radiator under, ceiling spotlights, recess for door opening.

FAMILY BATHROOM: 9'4" x 6'0" White suite comprising: panelled bath with central mixer tap, tiled surrounds, wash hand basin with mixer tap and drawers under, tiled splashback, concealed cistern w.c., corner shower cubicle with panelled door, drench style hood and separate shower attachment, radiator, double glazed frosted window to front aspect.

OUTSIDE: Directly to the rear of the property are steps leading down from the dining area to a patio with fender borders, cold water tap, lighting, to the left are flowerbeds, central lawned area with further steps leading down to lower terrace, the garden is enclosed with fence panelling to both sides, shingled area for storage/shed.

HOME OFFICE / GYM: 13'1" x 12'5" Vinyl flooring, ceiling spotlights, bi-folding doors with blinds to garden, panel heating, range of built-in shelving, sliding door leading to:

SHOWER ROOM: Fully ceramic tiled shower cubicle with extractor fan, ceiling spotlights, heated towel rail, concealed cistern w.c., wash hand basin with mixer tap and drawers under, tiled splashback, matching flooring.

SHED: 13'0" x 4'2". Electric consumer box.

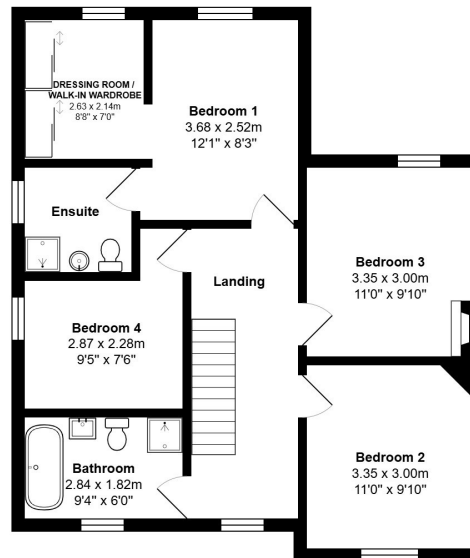
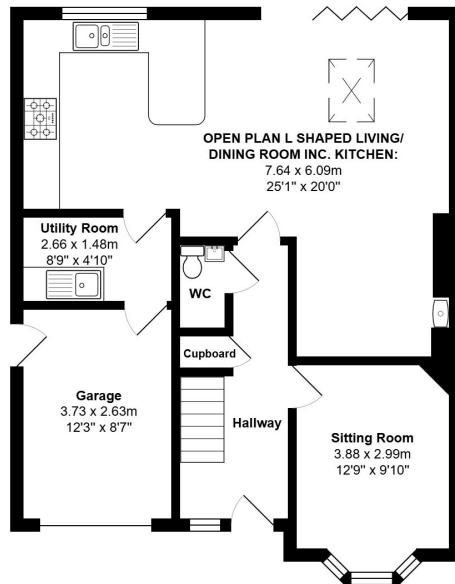
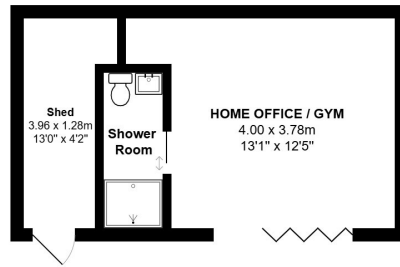
AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

Broadband – ADSL/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: 161.6 m² ... 1739 ft²

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		
www.epc4u.com		

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