



67 Woodfield Avenue, Farlington, Hampshire, PO6 1AW

TOWN & COUNTRY  
SOUTHERN



- Guide Price £430,000—Freehold
- Three Bedroom Semi-detached Home
- 21' Open Plan Kitchen / Dining / Family Area
- Open Aspect to the Rear Overlooking Reservoir
- Views Towards Langston Harbour
- No Forward Chain

A three-bedroom semi-detached family home which is situated in a popular residential area yet within easy access of local shopping amenities, bus routes, recreation grounds and the catchment for both Solent and Springfield Schools (subject to confirmation).

The accommodation comprises; hallway, sitting room, 21' open plan kitchen incorporating dining and family area with bi-folding doors leading to the rear garden as well as a shower/utility room on the ground floor and on the first floor are three bedrooms and a larger than average bathroom. There is an open aspect to the rear overlooking Portsmouth Water Reservoir with views to the front towards Langstone Harbour and Hayling Island in the distance. Early internal viewing of this family home is strongly recommended in order to appreciate both the accommodation and location on offer.



**ENTRANCE:** Lowered kerb leading to raised driveway with off road car parking for approximately two cars, lawned front garden with flowering shrub borders, steps leading up to double glazed storm doors:

**COVERED PORCH:** Main front door with frosted glazed panel with matching panel to either side and over leading to:

**HALLWAY:** Staircase rising to first floor with understairs storage cupboard housing gas and electric meters, further cupboard housing boiler supplying domestic hot water and central heating (not tested), ceramic tiled flooring, double radiator, infinity ceiling with plate rack and picture rail, doors to primary rooms.

**SITTING ROOM:** 13'6" x 12'5" Double glazed bay window to front aspect with double radiator under, wood flooring, power points, infinity ceiling, picture rail, panelled door.

**OPEN PLAN KITCHEN:** 21'1" x 20'4" decreasing to 12'9" L shaped, recess with door opening, infinity ceiling, picture rail, range of shelving to either side of chimney breast, radiator, wooden flooring, power points, L shaped work surface with bamboo work surface and breakfast bar to one side, twin bowl butler style sink with mixer tap and cupboards under, integrated dishwasher with matching door, pull-out bin drawer, AEG double oven and grill with drawers under and storage cupboard over, integrated AEG fridge and freezer with matching doors, range of pan drawers with AEG five ring gas hob over, range of storage cupboards, matching wooden flooring, double glazed window to side aspect, chimney breast with wooden mantle over, log burner and slate hearth, opening directly onto:

**DINING / FAMILY AREA:** Matching wooden flooring, radiator, full width bi-folding doors leading to rear garden, two large sky-light windows, power points, dimmer switches, door to:

**WET ROOM / SHOWER ROOM INC UTILITY AREA:** 8'6" x 5'3" Ceramic tiled flooring, fully ceramic tiled to walls, sky-light windows and spotlights, chrome heated towel rail, double glazed window to rear aspect, shower area with floor drain away, rail, close coupled w.c., with twin flush, extractor fan, AEG washer/dryer, wall mounted sink unit with mixer

tap and mirror fronted medicine cabinet over with lighting, shower area.

**FIRST FLOOR:** Landing, engineered wood flooring, frosted glazed window to side aspect, access to loft space.

**BEDROOM 3:** 8'0" x 6'10" Triple glazed window to front aspect with views between houses opposite towards Langstone Harbour and Hayling Island in the distance, external electric roller blackout blinds with wall mounted control, infinity ceiling, picture rail, power points, radiator, engineered wooden (cork) flooring, panelled door.

**BEDROOM 1:** 13'1" x 12'0" Triple glazed tilt and turn windows to front aspect with views between houses towards Langstone Harbour and Hayling Island in the distance with radiator under, engineered wood flooring, power points, picture rail, panelled door.

**BEDROOM 2:** 13'7" maximum decreasing to 10'1" x 11'4" Stripped wooden flooring, picture rail, power points, double glazed window to rear aspect overlooking garden and over Portsmouth Waterworks Reservoir (covered) towards paddocks and Portsdown Hill beyond with double radiator under, power points.

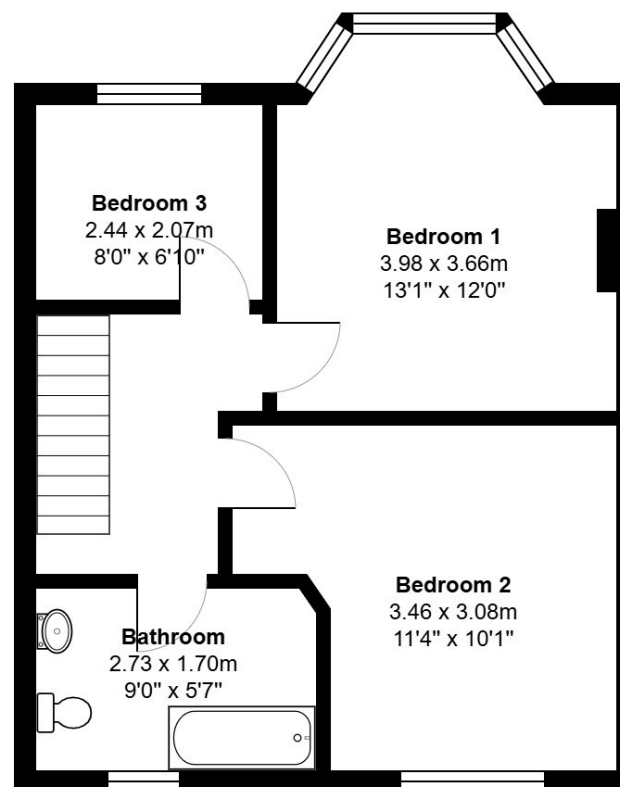
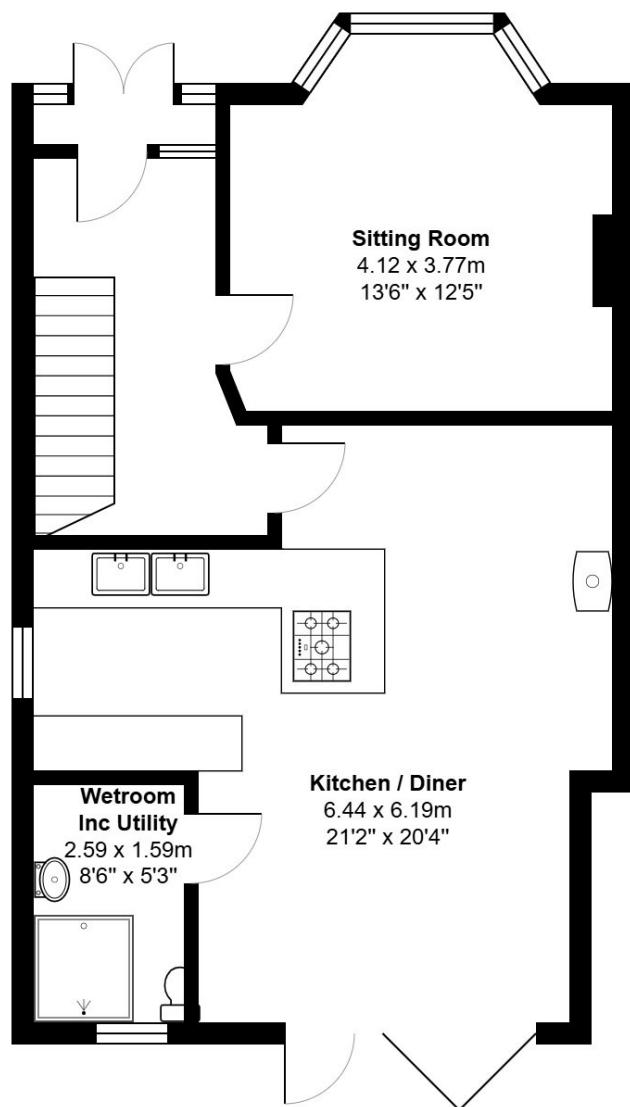
**FAMILY BATHROOM:** 9'0" x 5'7" Ceramic tiled flooring with underfloor heating, white suite comprising; panelled bath with Grohe wall mounted controls for shower over with drench style hood, separate shower attachment and folding shower screen, concealed cistern w.c., with twin flush, vanity style wash hand basin with drawers under, mirror fronted medicine cabinets with range of shelving incorporating power and shaver point, triple glazed frosted window to rear aspect, ceiling spotlights, heated towel rail.

**OUTSIDE:** Side pedestrian gateway to the right hand side, lowered decked area, side pedestrian gateway and access to split-level garden laid to lawn with fruit trees, evergreens and bushes, the garden is enclosed on all sides by fence panelling with raised embankment to one end, decked area.

**GARAGE:** Up and over door

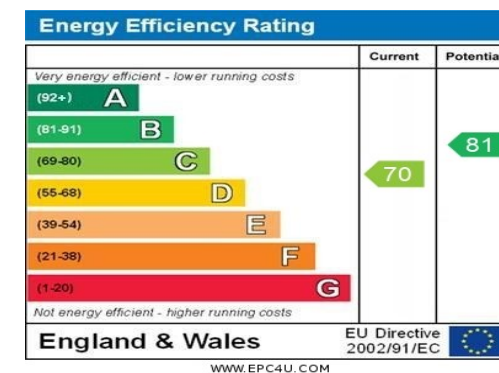






Total Area: 108.6 m<sup>2</sup> ... 1169 ft<sup>2</sup>

All measurements are approximate and for display purposes only



#### AGENTS NOTES:

Council Tax Band D- Portsmouth City Council

Broadband – ADSL/FTTC/FTTP [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://gov.uk/check-long-term-flood-risk.service.gov.uk)

Please Note Pre-tenancy photographs shown

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA

T: 023 93 277 288 E: [sales@townandcountrysouthern.co.uk](mailto:sales@townandcountrysouthern.co.uk)

[townandcountrysouthern.co.uk](https://townandcountrysouthern.co.uk)

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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