



64 Carmarthen Avenue | Drayton | Portsmouth | Hampshire | PO6 2AQ

FINE & COUNTRY

**£825,000 - Freehold**



#### Features

- A Substantial Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Garage & Off Road Parking

#### PROPERTY SUMMARY

An excellent opportunity to purchase a 1930s built detached family home which is situated in one of Drayton's most popular, elevated tree lined avenues and within easy walking distance of Portsdown Hill recreation ground, local shopping amenities, commutable road links and within catchment of both

Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: reception hallway, 29' drawing room, garden room, dining room, cloakroom, breakfast room leading through to kitchen and integral garage on the ground floor with five bedrooms, bathroom and

en-suite facilities as well as a separate cloakroom on the first floor. The property is in need of some updating and is presented with gas fired central heating, double glazing, an easterly facing 134' rear garden and no forward chain. Early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



#### ENTRANCE

Vehicular entrance with pillared gateway leading to car hardstanding to the front of the garage, curved retaining wall on one side, pillared pedestrian gateway with wrought iron gate leading to Y shaped crazy paved pathway to the front door and to the right hand side of the house, raised flower borders, raised lawned garden with shrubs, evergreens and bushes, original wooden beams with covered foyer, tiled flooring, main front door with leadlight stained glass panels with matching panels to either side leading to:

#### RECEPTION HALLWAY

20' 10" x 8' 10" (6.35m x 2.69m) High ceiling and plate rack, staircase rising to first floor with under stairs storage cupboard housing gas and electric meters, painted Lincrusta panelling, wooden flooring, roll top radiator with shelf over, wall lights, doors to primary rooms, double glazed door to rear garden.

#### BUILT-IN UTILITY/BOILER ROOM

4' 9" x 2' 7" (1.45m x 0.79m) Wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), window to rear aspect, washing machine point.



#### CLOAKROOM

Ceramic tiled to half wall level, radiator, pedestal wash hand basin, low level w.c., frosted glass window to rear aspect.

#### DRAWING ROOM

29' 2" x 14' 11" (8.89m x 4.55m) Double glazed bay window to front aspect with low level panelling and seating area with double radiator under, central carpeting with wood surrounds, double glazed frosted windows to side aspect, central chimney breast with original wood surround fireplace and mantelpiece with gas fire (not tested), curved fronted cupboards to either side, high ceiling with coving, wall lights, dimmer switches and zoned lighting, double radiator, twin glazed doors with windows to either side leading to:

#### GARDEN ROOM

15' 7" x 7' 5" (4.75m x 2.26m) Quarry tiled flooring, twin double glazed doors leading to rear garden with windows to either side.

#### DINING ROOM

20' 8" into bay window x 11' 11" (6.3m x 3.63m) Double glazed bay window to front aspect with low level seating area under, double radiator, plate rack, painted Lincrusta panelling to walls, roll top radiator with cover over, central chimney breast (closed), wood flooring, wall lights.

#### BREAKFAST ROOM

11' 10" x 10' 4" decreasing to 8'10" (3.61m x 3.15m) Chimney breast with recessed shelving, double glazed window to rear aspect overlooking garden with radiator under, range of larder style storage cupboards with shelving, original stained glass panels to upper section with shelving and drawers under, wooden parquet flooring, door to:

#### KITCHEN

11' 9" x 7' 5" (3.58m x 2.26m) Range of white fronted wall and floor units, inset 1½ bowl stainless steel sink unit with



mixer tap, range of drawer units, inset four ring AEG gas hob with oven under, extractor hood, fan and light over, tiled surrounds, space for dishwasher, integrated fridge and freezer with matching doors, double glazed window and door to rear garden, double glazed window to side, , door to:

#### GARAGE

18' 0" x 9' 0" (5.49m x 2.74m) Twin wooden doors to front aspect, high ceiling, window to side aspect, range of high level shelving.

#### FIRST FLOOR

L shaped landing, double glazed windows to rear aspect overlooking garden, panelled doors to primary rooms, square opening to inner landing, radiator, access to loft space, original airing cupboard with radiator and shelving.

#### BEDROOM 2

15' 0" into bay window x 14' 4" (4.57m x 4.37m) Double glazed bay window to front aspect with far reaching views towards Portsdown Hill in one direction and the City of Portsmouth in the other, range of built-in wardrobes to one wall with hanging space and shelving, corner chimney breast, picture rail, infinity ceiling, double radiator.

#### BEDROOM 3

15' 0" x 12' 4" (4.57m x 3.76m) Double glazed windows to rear aspect overlooking garden with views towards Portsdown Hill at one angle and Langstone Harbour from the other, double radiator, corner chimney breast with tiled surround fireplace, built-in double doored wardrobe, infinity ceiling.

#### BEDROOM 4

9' 11" x 8' 3" (3.02m x 2.51m) Double glazed window to rear aspect overlooking garden with views towards Portsdown Hill at one angle and Langstone Harbour from the other, corner wash hand basin with cupboards under, corner built-in double doored wardrobe, radiator.

#### BEDROOM 5

8' 10" x 8' 4" (2.69m x 2.54m) Double glazed window to front aspect, corner cupboard, radiator.

#### BEDROOM 1

21' 4" x 11' 11" (6.5m x 3.63m) Double glazed bay window to front aspect with views towards Portsdown Hill in one direction and the City of Portsmouth to the other, two radiators, infinity ceiling, central chimney breast with tiled surround fireplace, with cupboard to one side, arched opening leading to:

#### SHOWER AREA

Shower cubicle with panelled door, door to:

#### EN-SUITE CLOAKROOM

8' 3" x 4' 7" (2.51m x 1.4m) Close coupled w.c., pedestal wash hand basin, tiled surrounds, eaves to side ceiling restricting headroom, door to:

#### STORE

10' 1" x 7' 1" (3.07m x 2.16m) Eaves to side ceiling restricting headroom, measurements taken from approximately 2'0" off floor level, range of shelving.

#### FAMILY BATHROOM

8' 2" x 7' 11" (2.49m x 2.41m) White suite comprising: panelled bath, ceramic tiled surrounds, double glazed window to rear aspect, heated towel rail, corner shower cubicle with curved doors, pedestal wash hand basin with medicine cabinet over, vinyl flooring, chrome heated towel rail.

#### CLOAKROOM

6' 0" x 3' 1" (1.83m x 0.94m) Low level w.c., ceramic tiled to half wall level, small window to side aspect.

#### OUTSIDE

To the left hand side is a wooden gate leading to bin storage area, three brick built sheds, raised crazy paved pathway leading to back door and morning room, large paved terrace with steps on one side down to easterly facing lower garden with flowering shrub borders, evergreens and bushes, further side pedestrian access to the right hand side of the house, the garden is mainly laid to lawn with flowering shrub borders, evergreens and bushes, greenhouse to one end.

#### AGENTS NOTES

Council Tax Band G - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker  
(openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



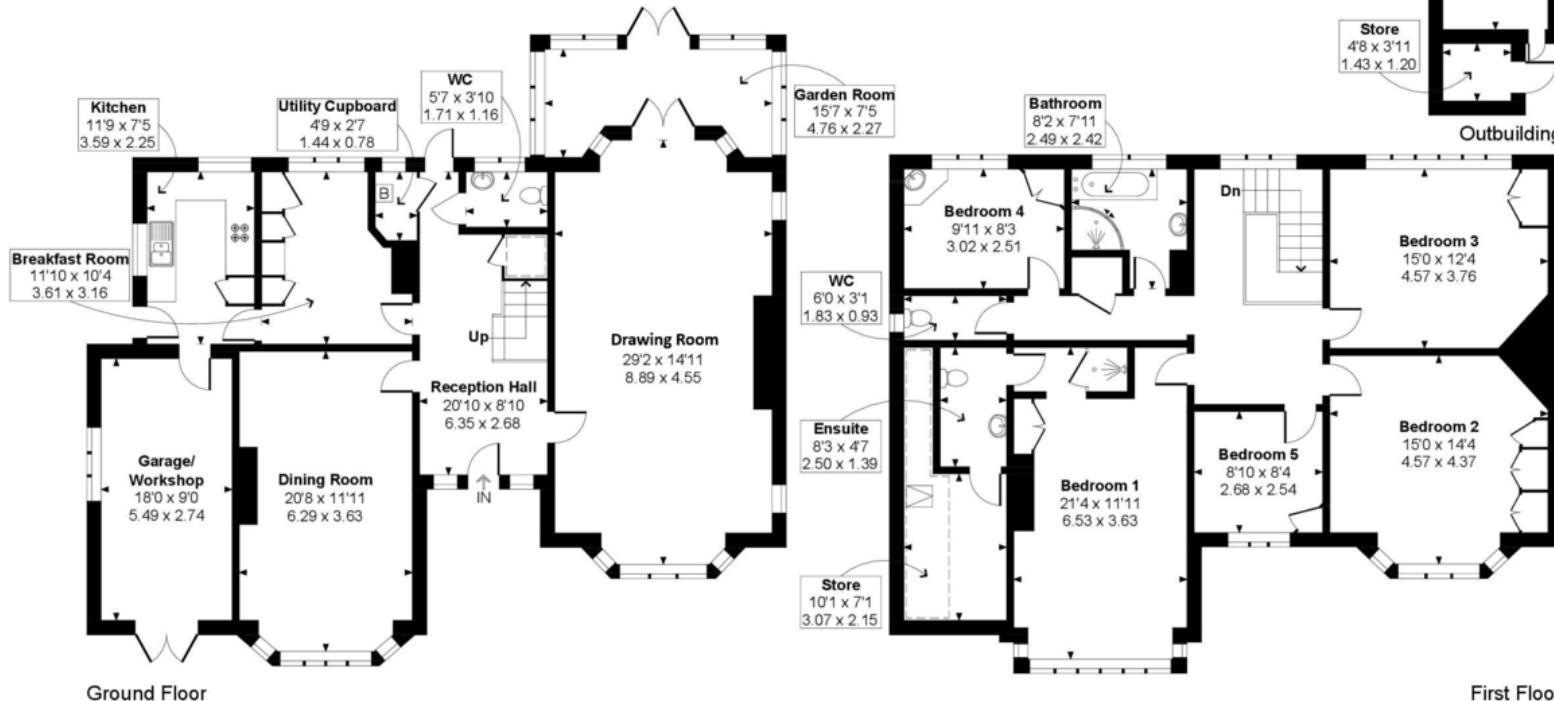
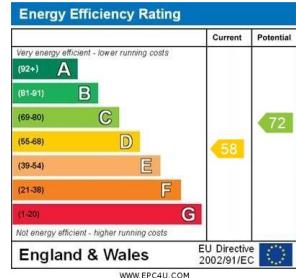


## Carmarthen Avenue, Drayton

Approximate Gross Internal Area = 245.1 sq m / 2638 sq ft

Outbuilding = 8.4 sq m / 91 sq ft

Total = 253.5 sq m / 2729 sq ft



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

**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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