

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### 40 Ophir Road , Portsmouth, PO2 9EN **£400,000**

Arden & Way are delighted to present this impressive four-bedroom family home, located on the highly sought-after Ophir Road in Portsmouth. Now available on the sales market, this exceptional double-bay terraced property offers spacious and versatile accommodation across three well-appointed floors — ideal for growing families seeking both period charm and modern comfort.

Upon entering, you're welcomed by the warmth and character this home exudes. At the front is a beautifully proportioned lounge, showcasing original features such as a decorative ceiling rose and elegant shutter blinds — creating a calm, inviting space to relax.

The heart of the home lies in the extended kitchen and family area, thoughtfully designed with a contemporary shaker style kitchen featuring brass handles, granite worktops, a larger cupboard, integrated appliances, and sleek grey tile flooring. This open-plan space is perfect for entertaining or family living.

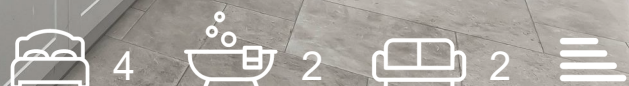
Off the kitchen is a bright conservatory, separated by stunning original stained glass windows and enhanced with a skylight — a versatile room ideal as a dining area, playroom, or home office.

Also on the ground floor are a practical utility room and a convenient W.C., both designed with modern family needs in mind.

- Four bedroom terrace homes
- Modern fitted shaker style kitchen
- Two bathrooms including ensuite
- Garage storage on back of property
- Four double bedrooms
- Gas central heating
- Double glazing
- Original features

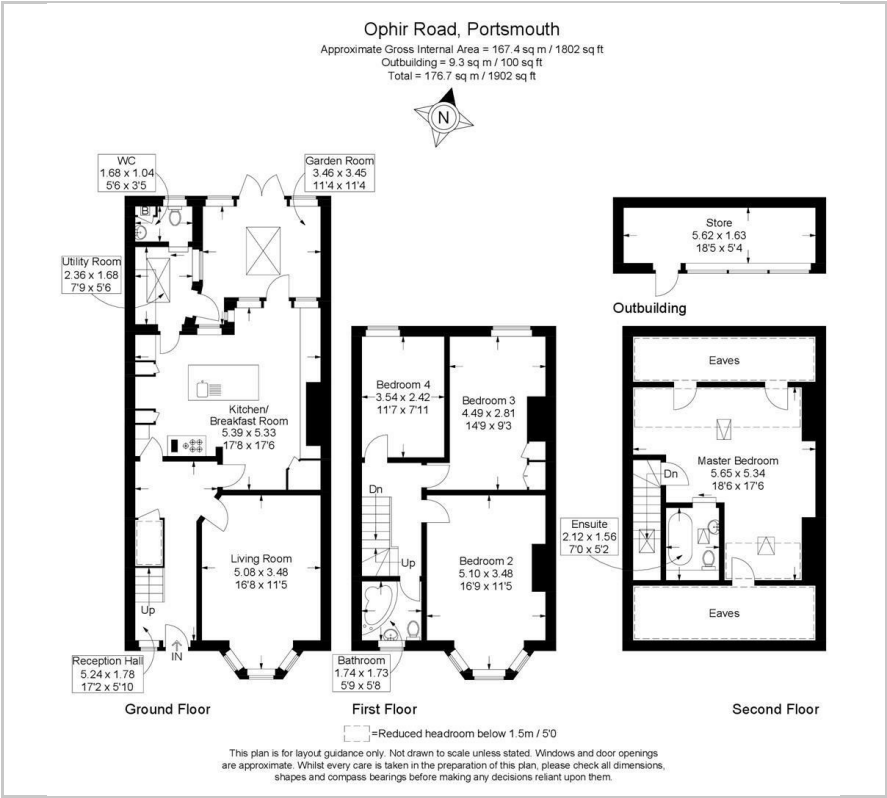
### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.

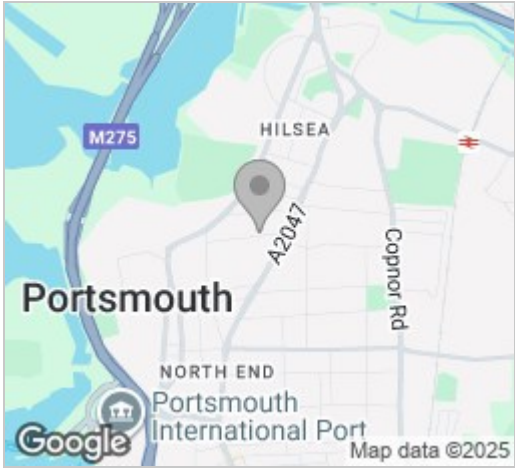




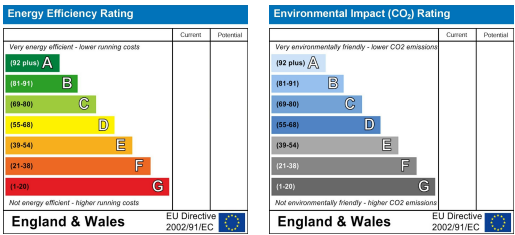
Floor Plan



Area Map



Energy Efficiency Graph



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