



40 Beaconsfield Avenue, Drayton, Hampshire, PO6 2PT

TOWN & COUNTRY  
SOUTHERN

- Freehold
- Council Tax Band C
- Three Bedroom Terraced Family Home
- Two Reception Rooms & Conservatory
- Southerly Facing Rear Garden
- Garage & Off Road Parking
- No Forward Chain

A three-bedroom terrace family home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and catchment for both Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: porch, hallway, sitting room, 18' open plan dining room incorporating dining area, kitchen and conservatory/lean-to on the ground floor, with three bedrooms and a family bathroom on the first floor. The property is offered with no forward chain, double glazing, gas fired central heating, a southerly facing rear garden, off road car parking and a garage, although the property is in need in some updating and redecoration 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 a westerly direction taking the third road on the left-hand side into Court Lane, then second left into Beaconsfield Avenue where No.40 can be found a short distance along on the left-hand side.



**ENTRANCE:** Lowered kerb leading to brick paviour off road parking for approximately two cars, brick retaining walls to either side, steps leading up to double glazed storm doors, leading to:

**PORCH:** Internal original door with leadlight stained glass panel depicting house number with leadlight panels to either side leading to:

**HALLWAY:** Understairs storage cupboard housing gas and electric meters, double radiator, doors to primary rooms.

**SITTING ROOM:** 15'10" x 12'2" Double glazed bay window to front aspect with double radiator under, infinity ceiling, corner chimney breast with surround fireplace, panelled door.

**DINING ROOM / LIVING ROOM:** 18'2" x 12'5" Glazed panelled door with windows to either side leading to conservatory / lean-to, chimney breast with gas fire with back boiler (not tested) and wooden mantle over and shelving to one side, radiator, infinity ceiling with picture rail, plate rack.

**KITCHEN:** 11'9" x 8'5" Range of matching wall and floor units with roll work surface, inset 1½ bowl sink unit with mixer tap and cupboards under, vinyl flooring, range of drawer units, double glazed window to rear aspect overlooking garden, gas cooker point, glazed panelled door leading to conservatory/lean-to with blinds.

**CONSERVATORY / LEAN-TO:** Polycarbonate glazed roof, range of storage cupboards, wall mounted units, double glazed door with windows to either side and over leading to rear garden.

**FIRST FLOOR:** Landing with balustrade, built-in cupboard with range of shelving.

**BEDROOM 2:** 12'5" x 11'4" Central chimney breast with built-in floor to ceiling sliding doored wardrobes to either side, one housing hot water cylinder, double glazed window to rear aspect overlooking garden with radiator under.

**BEDROOM 1:** 16'7" into bay window x 10'9" maximum. Floor to ceiling built-in wardrobes with sliding doors to one wall with hanging space and shelving, ceiling coving, double glazed bay window to front aspect with radiator under.

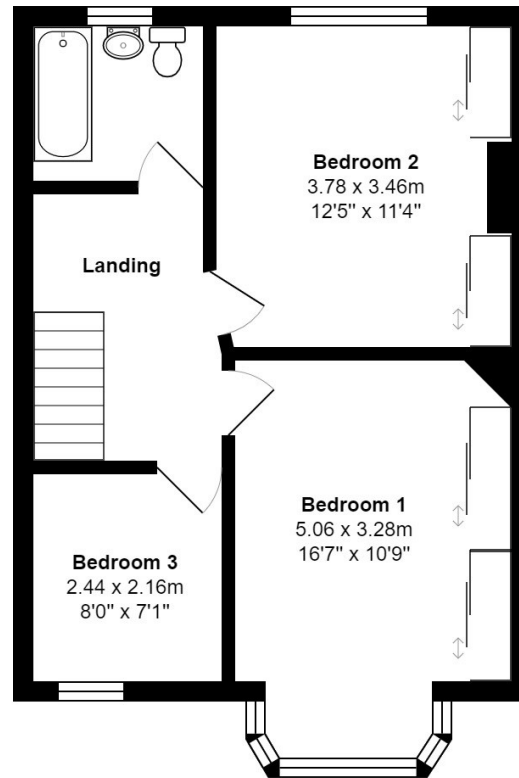
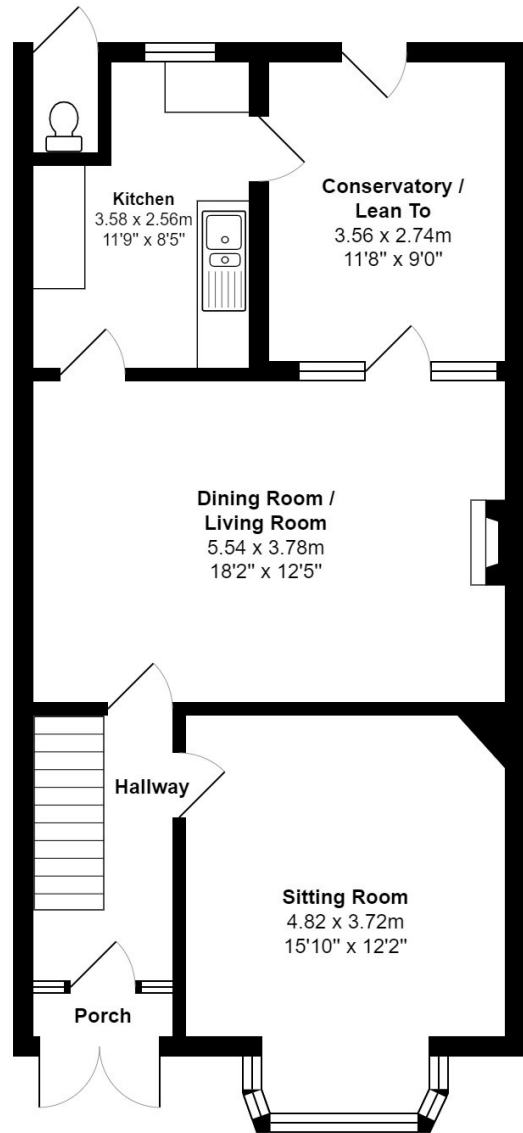
**BEDROOM 3:** 8'0" x 7'1" Built-in sliding doored wardrobe/storage cupboard to one wall, double glazed window to front aspect with radiator under, ceiling coving, high level storage cupboards.

**BATHROOM:** White suite comprising: panelled bath with separate shower over and rail, tiled surrounds, pedestal wash hand basin, low level w.c., double glazed frosted window to rear aspect, radiator.

**OUTSIDE:** To the rear is a southerly facing lawned garden, the garden is enclosed by fence panelling on either side leading to garage and lean-to store.

**GARAGE:** Accessible from the service road at the side of the neighbouring houses.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA  
T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

[townandcountrysouthern.co.uk](http://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.

**TOWN & COUNTRY**  
SOUTHERN