

1 Maylands Avenue
Southsea, PO4 8SB
Offers Over £450,000

cosgroves
Sales, Rentals and Block Management

GUIDE PRICE £450,000-£465,000. 4 BEDROOM FAMILY HOME LOCATED IN THIS QUIET CUL-DE-SAC SETTING ADJACENT TO MTILTON PARK, WHICH IS CLOSE TO POPUALR LOCAL SCHOOLING, BUS ROUTES & SHOPS IN BOTH WINTER ROAD & MILTON ROAD. Offered with no chain, westerly facing garden and side pedestrian access. The spacious accommodation comprises 3 good size double bedrooms and 1 single bedroom, lounge with bay window and fireplace, impressive open plan kitchen/dining room with some appliances, utility room, cloakroom, first floor family bathroom and en-suite shower room to spacious top floor bedroom suite.







Entrance Hall
Leaded light front door with leaded light glass either side, coved ceiling, oak flooring, radiator, stairs to first floor with under stairs storage cupboards housing meters and electrical consumer unit.

Lounge 15'8 into bay x 12'5 (4.78m into bay x 3.78m)
Double glazed bay window to front, coved ceiling, feature fireplace with coal effect gas fire, shelving, radiator.

Dining Room 12'7 x 10'4 (3.84m x 3.15m)
Double glazed patio doors leading to garden, oak flooring, coved ceiling, radiator, opening to:

Kitchen 20'7 x 11'1 (6.27m x 3.38m)
Single drainer sink unit with inset sink and Corian work surfaces over. Neff five burner gas hob with extractor hood over, oven, microwave, wine cooler, dishwasher, space for American style fridge freezer, tiled flooring, spotlights, coved ceiling, double glazed window to side, skylight window and door to:

Utility Room/Cloakroom 8'3 x 3'8 (2.51m x 1.12m)
Plumbing for washing machine with worktop over, shelving, WC, wash hand basin, double glazed window to rear, part tiled walls.

First Floor Landing
Storage cupboard, stairs to top floor.

Bedroom 1
15'8 into bay x 12'6 to back of wardrobe (4.78m into bay x 3.81m to back of wardrobe)
Double glazed bay window to front, two double fitted wardrobes, recessed shelving/storage, picture rail, radiator.

Bedroom 2 12'7 x 10'5 (3.84m x 3.18m)
Double glazed window to rear, fitted double wardrobe, picture rail, radiator .

Bedroom 4 7'3 x 5'9 (2.21m x 1.75m)
Double glazed window to front, picture rail, radiator.

Bathroom 7'7 x 5'8 (2.31m x 1.73m)
White suite comprising bath with shower over, WC, wash hand basin with storage below, part tiled walls, radiator, spotlights, tiled flooring, double glazed window to rear.

Top Floor Landing
Skylight window to front, door to:

Bedroom 3
19'7 x 16'5 max measurements including en suite (5.97m x 5.00m max measurements including en suite)
Double glazed dormer window to rear, two skylight windows to front, eves storage cupboard, radiator, spotlights, door to:

En-Suite Shower Room
Double walk in shower, wash hand basin, WC, double glazed window to rear, spotlights, part tiled walls, tiled flooring, cupboard housing gas boiler.

Westerly Facing Garden 38' x 16'5 (11.58m x 5.00m)
Enclosed rear garden with walled and fenced boundaries, laid to patio, decking, outside tap, fold away table, water butt, door to garage and gate to side providing side pedestrian access.

Garage 17'4 x 9' (5.28m x 2.74m)
Nice and easy wide access leading to the up and over door. Light, power and door to garden

Additional Information
Tenure - Freehold

Council tax - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

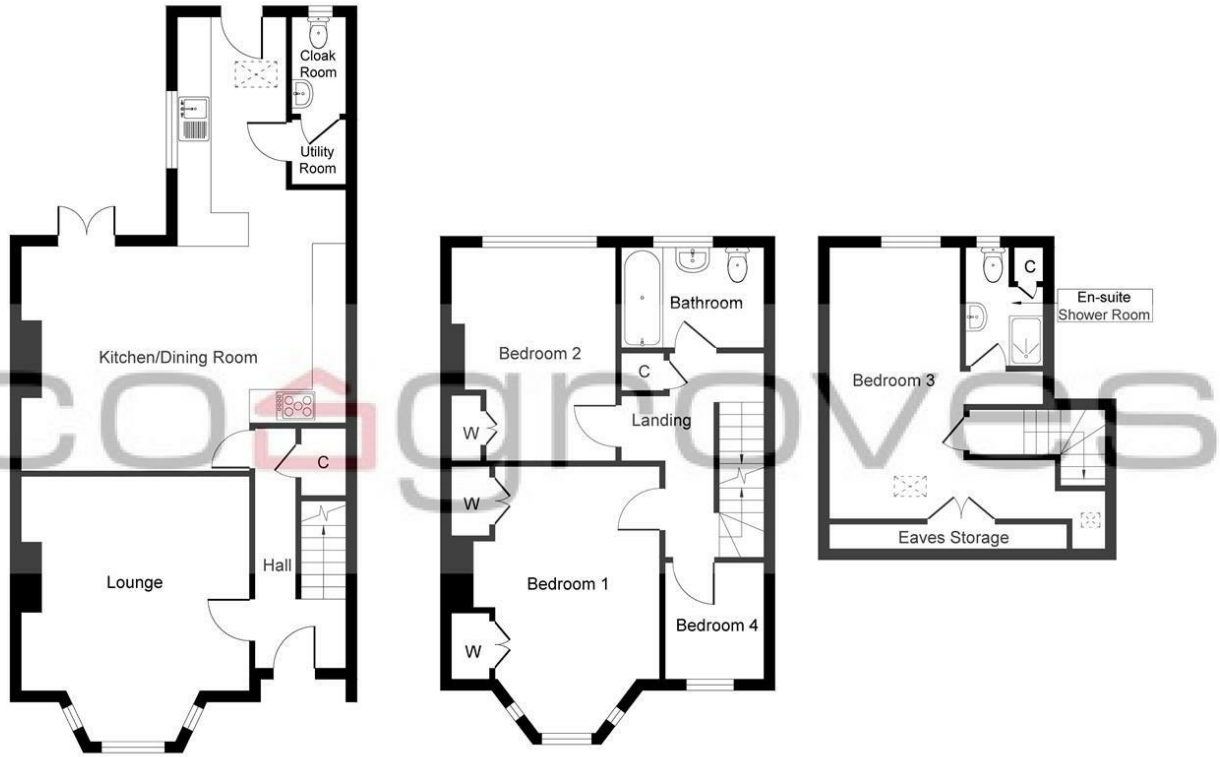










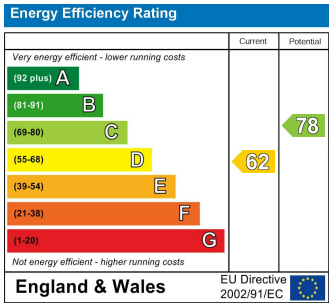


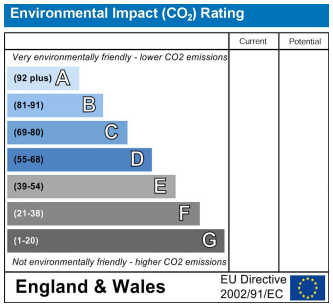
Ground Floor **First Floor** **Top Floor**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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