



**NESBITT & SONS**  
ESTATE AGENTS



28 Quintrel Avenue, Fareham, PO16 9TE

**£425,000**

Nestled on Quintrel Avenue in the charming area of Portchester, this beautiful extended semi-detached family home offers a perfect blend of comfort and modern living. With a delightfully spacious lounge/diner that flows seamlessly into a bright conservatory, this property is ideal for both relaxation and entertaining. The conservatory opens up to a beautiful enclosed garden, providing a serene outdoor space for family gatherings or quiet evenings.

The heart of the home is undoubtedly the stunning modern fitted kitchen, which boasts contemporary design and functionality, making it a joy for any home cook. The property features three well-proportioned bedrooms, with the potential to convert into a four-bedroom layout, catering to the needs of a growing family or providing extra space for guests.

Parking is a breeze with ample space for up to four vehicles, ensuring convenience for residents and visitors alike. Additionally, the large integral garage offers further storage options or the possibility for conversion, depending on your needs.

Entrance Hallway

Lounge/Diner 23'0 x 12'9 (7.01m x 3.89m)



Conservatory 10'11 x 9'8 (3.33m x 2.95m)



Inner Hallway

Downstairs Cloakroom

Kitchen 14'1 x 11'9 max (4.29m x 3.58m max)



Garage 18'11 x 8'4 (5.77m x 2.54m)

Landing

Bedroom One 15'11 x 11'11 (4.85m x 3.63m)



Bedroom Two 10'8 x 8'11 (3.25m x 2.72m)



Bedroom Three 16'8 x 7'7 (5.08m x 2.31m)



Shower Room 6'10 x 5'6 (2.08m x 1.68m)



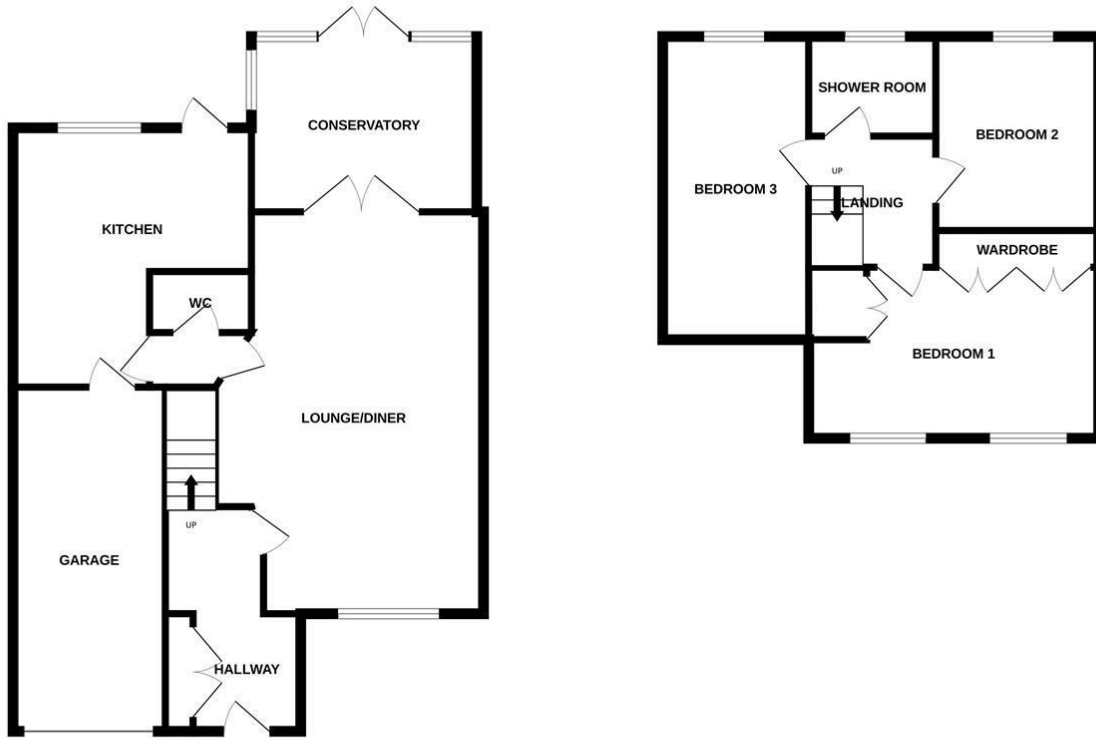
Outside

Driveway

Garden



# Floor Plan



3 BEDROOM SEMI DETACHED

TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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