



3 Hartley Road

Portsmouth, PO2 9HU

Offers in the region of £325,000



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A beautifully presented and stylish three bedroom home offering generous living accommodation, a modern open plan kitchen/diner and an impressive private rear garden, ideally situated in Hartley Road, Hilsea. This attractive property combines contemporary interiors with practical family living and would make an excellent home for first time buyers, families or anyone looking for a property that is ready to move straight into.

Upon entering, the welcoming entrance hall provides access to the first reception room, the comfortable lounge offers ample space for multiple sofas and other furnishings, whilst the attractive bay window allows natural light to fill the room. There is also a convenient ground floor WC.

The real heart of the home is the impressive open plan kitchen/dining/family room. This exceptional space provides plenty of room for cooking, dining and entertaining, with a fantastic flow into the garden. The modern kitchen has been thoughtfully designed with a generous range of wall and floor mounted units, sleek work surfaces and a centre island. Integrated appliances include an oven, dishwasher and integrated bin storage, together with a sink and drainer, while a useful larder cupboard provides additional storage for everyday essentials. The kitchen seamlessly flows into the dining space, with ample space for a family dining table and a sofa, creating a bright and sociable space. Bi-fold doors open onto the rear garden further enhancing the feeling of space.

Upstairs, there are three well proportioned bedrooms. The impressive master bedroom provides ample space for a king sized bed and additional furniture, and benefits from fitted wardrobes. Bedroom two is another excellent double room, while bedroom three offers a versatile additional bedroom, home office or dressing room.

Completing the first floor is a modern family bathroom, fitted with a bath, WC, towel radiator and wash hand basin.

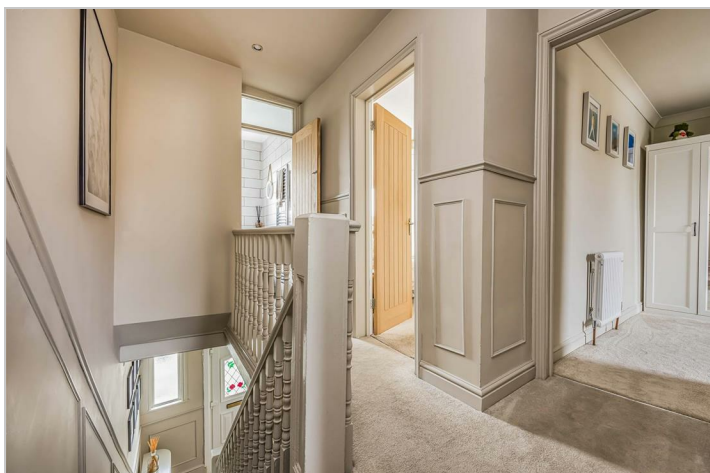
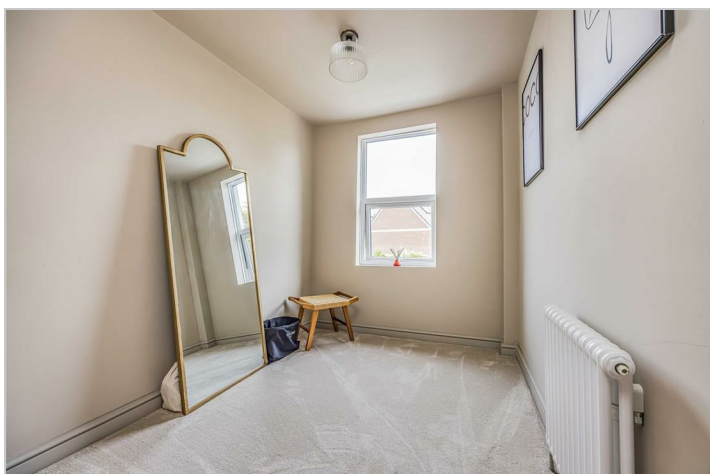
Outside, the property benefits from a beautifully landscaped rear garden, offering a fantastic extension of the home's living and entertaining space. The garden has been thoughtfully arranged with paving and tiled areas suitable for garden furniture seating areas. There is also a covered outdoor bar/entertaining area, making this an ideal garden for summer gatherings.

The property is presented in a modern style throughout, with attractive flooring, modern lighting and a neutral finish that allows the new owner to simply move in and make the space their own.

Hartley Road is a popular residential location in Hilsea, offering convenient access to local amenities, schools, transport links and the wider Portsmouth area.

An internal viewing is highly recommended to fully appreciate the size, presentation and lifestyle this home has to offer.

- EXTENDED MODERN OPEN PLAN KITCHEN DINER / FAMILY ROOM
- FAMILY BATHROOM & DOWNSTAIRS W.C
- WELL SIZED BEDROOMS
- DOUBLE BAY & FORECOURT
- LOW MAINTENANCE GARDEN WITH BAR
- WELL PRESENTED THROUGHOUT
- EXCELLENT FAMILY HOME
- CLOSE TO LOCAL AMENITIES & GOOD SCHOOLS



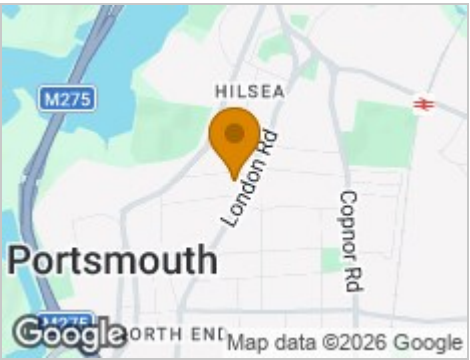
Road Map



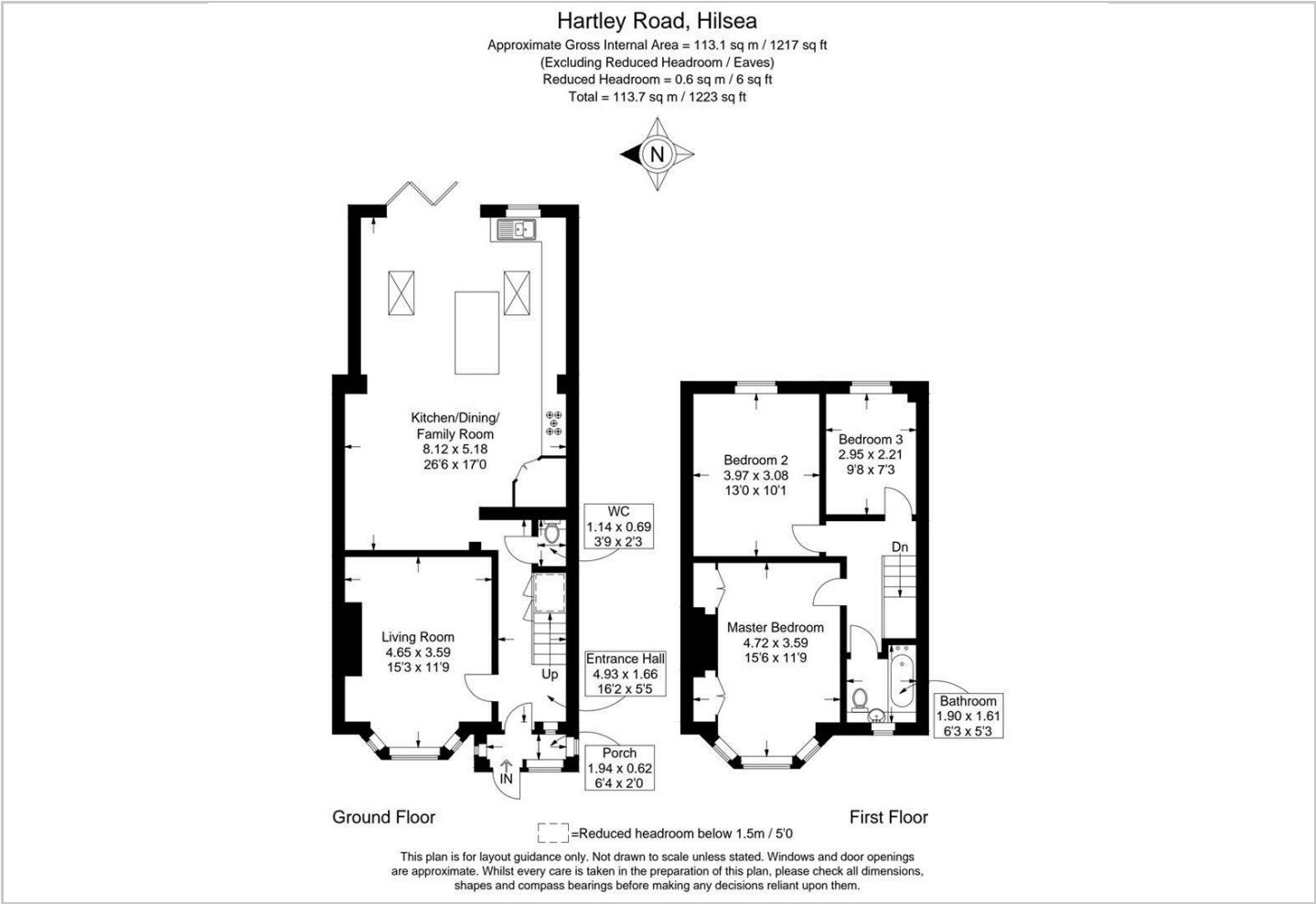
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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