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## 46 Cheslyn Road

Baffins, Portsmouth, PO3 6DJ

Guide price £340,000



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Situated along the ever-popular Cheslyn Road in Baffins, this beautifully presented three-bedroom mid-terraced home offers stylish, thoughtfully updated accommodation perfectly suited to modern family living. With driveway parking for two cars, an EV charger and excellent access to local schools, colleges and the A2030, this is an ideal home for growing families and commuters alike.

The property is entered via a welcoming entrance hallway, finished with attractive hard flooring and complemented by quality oak internal door to the kitchen and a striking staircase banister, setting the tone for the tasteful finish found throughout.

To the front of the property is a bright and spacious lounge, offering a comfortable and inviting reception space. To the rear, the home opens into a superb open-plan kitchen/dining room, modernised approximately three years ago and fitted with a range of integrated appliances. Designed with both day-to-day family life and entertaining in mind, this sociable space enjoys an abundance of natural light via patio doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow for summer barbecues and gatherings.

Beyond the kitchen is a practical extended utility room, providing additional storage and workspace, alongside a convenient downstairs WC and further access to the garden.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a spacious single room currently utilised as a study, ideal for those working from home or requiring a

nursery or dressing room. The family bathroom is presented in excellent condition and comprises a WC, wash basin with useful storage and a shower-over-bath suite.

Externally, the landscaped rear garden has been designed for low-maintenance enjoyment and features a brick-built outbuilding with power, offering excellent versatility as a workshop, home office or additional storage space.

Beautifully maintained and ready to move straight into, this fantastic home combines practicality, style and location to create a superb opportunity in one of Baffins' most sought-after residential roads.

Early viewing is highly recommended.



## Road Map



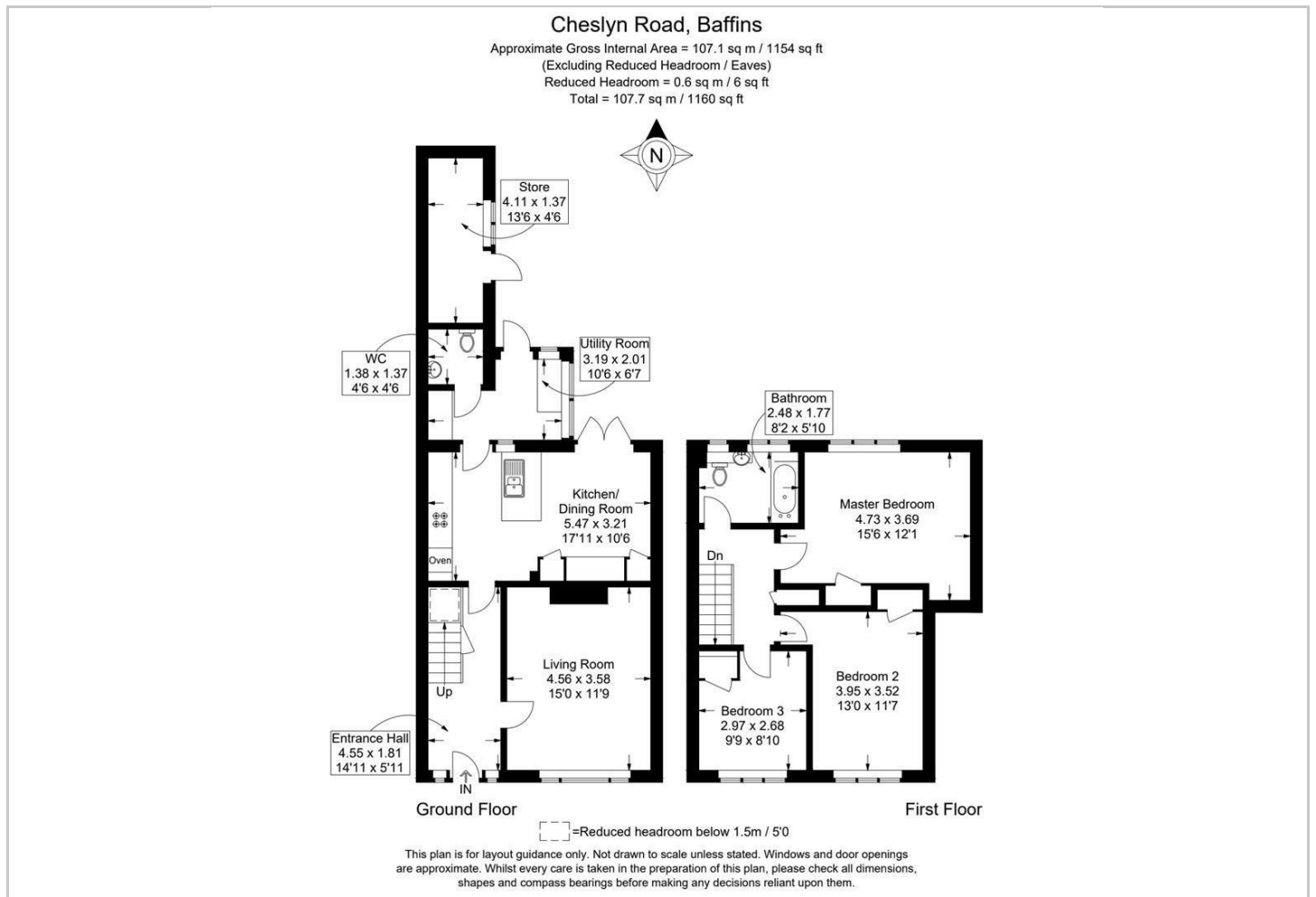
## Hybrid Map



## Terrain Map



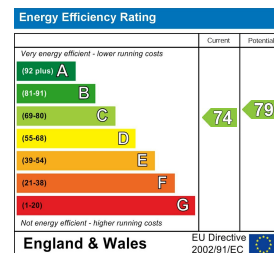
## Floor Plan



## 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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