

# TREGARON AVENUE

DRAYTON | PORTSMOUTH | PO6 2NE



£435,000  
Freehold

- Super Semi-Detached Family Home
- Bright and Spacious Accommodation Throughout
- Three Double Bedrooms all with Built-in Wardrobes
- Family Bathroom plus Downstairs Wet Room
- Stylish Fitted Kitchen overlooking Rear Garden
- Additional Garden Room/Study/Playroom
- Garage and Off-Road Parking
- Generous Westerly Facing Rear Garden





## In Brief

This beautifully presented three-bedroom semi-detached home offers exceptionally bright and spacious accommodation throughout, perfectly designed for contemporary family living. The ground floor features a welcoming hallway with two elegant reception rooms that flow seamlessly into one another, providing a superb sense of space and an abundance of light, ideal for both entertaining and relaxed family living. The stylish, fitted kitchen overlooks the westerly-facing garden whilst a rather super and cosy extension links through to the garage, creating a versatile area that can serve as a home office, playroom, garden room, or additional living space. Additionally, a good-sized wet room on the ground floor adds practicality and flexibility. Upstairs, the landing is filled with natural light, creating an inviting and uplifting atmosphere in all three bedrooms, which are great-sized doubles and feature built-in wardrobes, combining comfort with excellent storage. A well-appointed family bathroom completes the upper level. Externally, the property enjoys a beautifully secluded westerly-facing garden, enclosed by a high wall on one side. The garden combines a generous lawn with a paved terrace adjoining the house, perfect for entertaining or relaxing in privacy. Off-road parking and a garage complete this outstanding home. Set within a highly sought-after and established location, the property is ideally positioned for convenient access to a range of local amenities, including shops, well-regarded schools, green spaces and excellent transport connections. All in all, an absolute gem of a property and we would advise an early call to our offices to arrange a viewing. Don't miss out!

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### KEY FACTS

Tenure - Freehold  
Council Tax - Band D  
EPC - To be confirmed.



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## Tregaron Avenue

Approximate Gross Internal Floor Area = 127.5 sq m / 1373 sq ft (Including Garage)

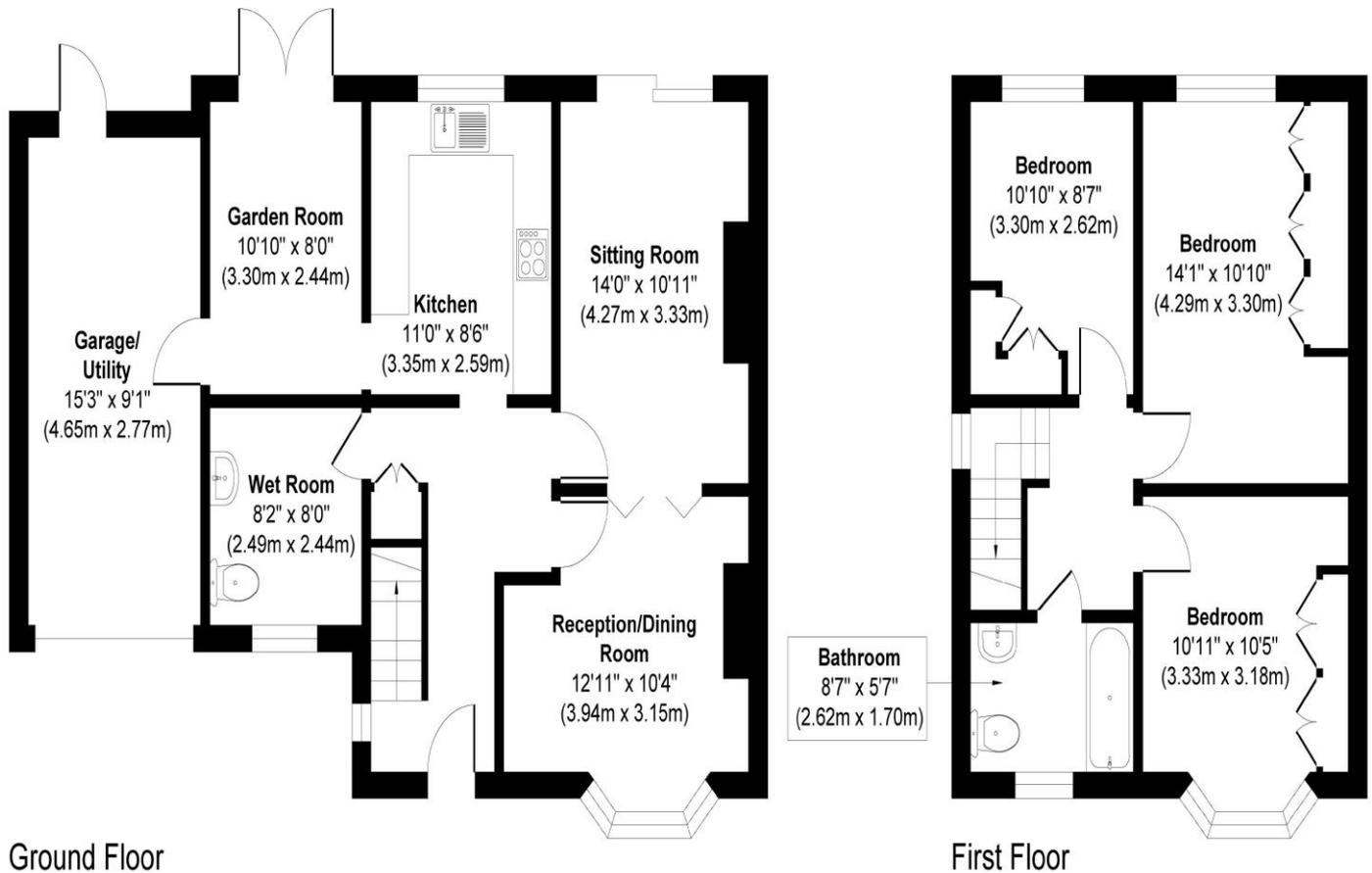


Illustration for identification purposes only, measurements are approximate, not to scale.

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