



11 Brecon Avenue

Portsmouth, PO6 2AN

£525,000



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Situated in the highly sought-after Welsh Slopes area of Drayton, this generously proportioned three bedroom link-detached home offers an exciting opportunity for buyers looking to create a wonderful family residence with considerable scope for further improvement and adaptation.

The property enjoys an attractive position with a private driveway providing ample off-road parking and access to the integral garage, while the mature front garden creates a pleasant approach to the house.

Internally, the accommodation extends to approximately 1,672 sq ft and provides a versatile layout arranged over two floors.

The ground floor offers an inviting entrance hall, a spacious living room, and an impressive dining/family room, providing excellent flexibility for modern family life and entertaining. The bay fronted lounge is ample in size for multiple sofas and other furnishings. The second reception room is an open plan lounge / diner, providing excellent entertaining space, offering room for sofas, dining tables and other furnishings, with double doors onto the garden and access to the kitchen.

The kitchen is well equipped with a range of wall and floor mounted units, including integrated appliances such as an oven, hob with extractor fan, dishwasher.

One of the property's particularly appealing features is the substantial garden room, positioned towards the rear of the house. This space offers a variety of potential uses and could, subject to any necessary permissions and building regulations, provide the basis for an annexe-style accommodation area, home office, studio, hobby room or independent space for a family member. The adjoining shower room further enhances the

flexibility of this part of the property.

Upstairs are three well proportioned bedrooms, including a sizeable master bedroom, together with a family bathroom. Bedroom two is an excellent double room whilst bedroom three makes a good single room, children's bedroom, home office or nursery. The family bathrooms is well sized, and features a bath, sink and toilet.

Outside, the impressively sized rear garden is a real highlight. Predominantly laid to lawn and surrounded by mature planting, established borders and trees, it offers an excellent degree of space and privacy. There is a shed to the rear alongside a greenhouse. The garden provides plenty of room for children to play, gardening enthusiasts to develop the space further, or simply for those wanting a larger-than-average outdoor area.

The property is presented with considerable potential, allowing a new owner the opportunity to modernise, reconfigure and personalise the accommodation over time. The combination of generous internal proportions, multiple reception areas, a substantial garden, garage and driveway, together with the intriguing annexe potential, makes this a particularly versatile home.

Situated in Brecon Avenue, the property is in great reach of local amenities, good schools and transport links.

An early internal inspection is highly recommended to fully appreciate the space, layout and possibilities this impressive Welsh Slopes property has to offer.

- THREE BEDROOM LINK DETACHED HOME
- HIGHLY SOUGHT AFTER WELSH SLOPES LOCATION
- IMPRESSIVE REAR GARDEN
- ANNEXE POTENTIAL
- TWO BATHROOMS
- DRIVEWAY & GARAGE
- HUGE POTENTIAL
- EXCELLENT FAMILY HOME



Road Map



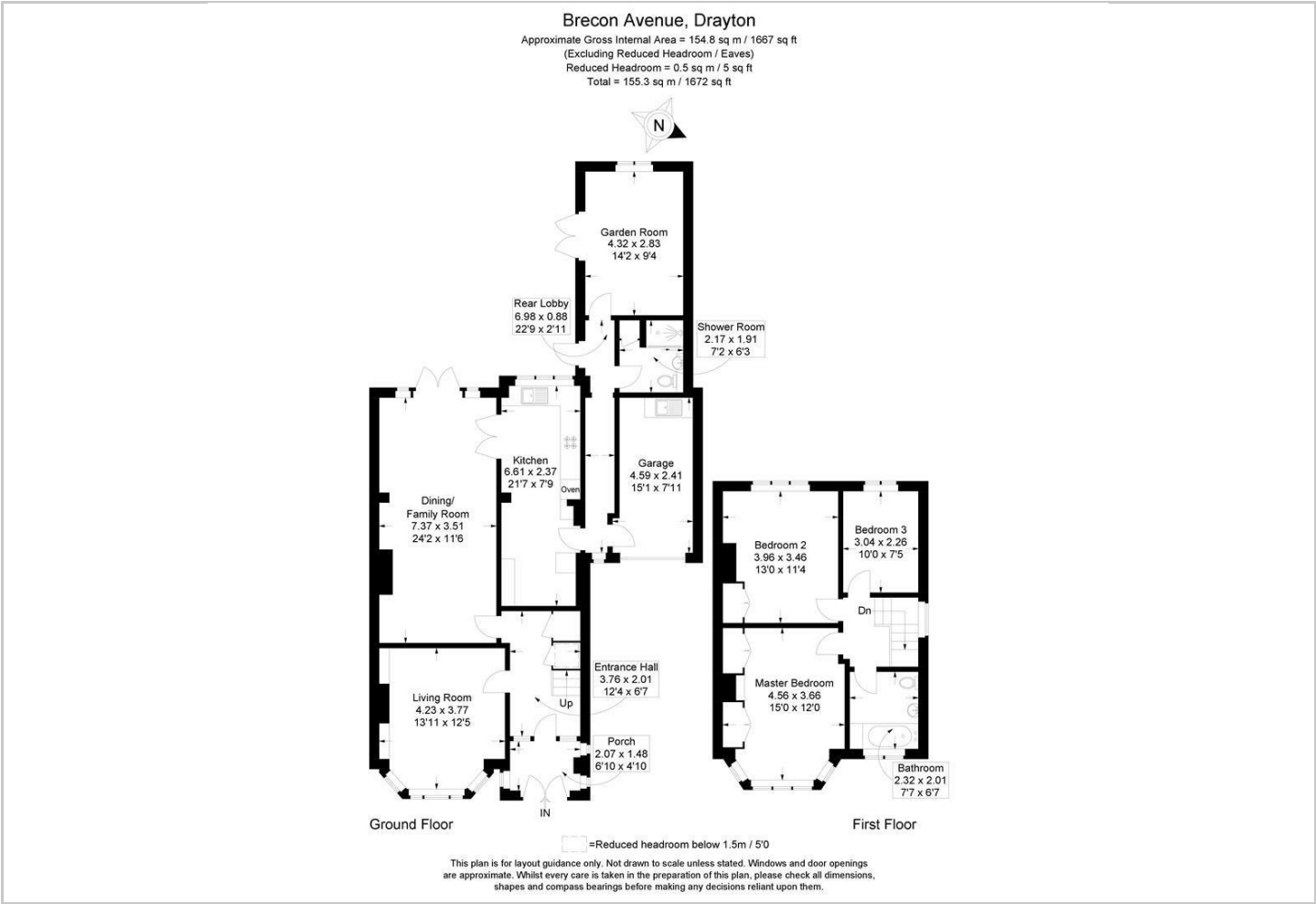
Hybrid Map



Terrain Map



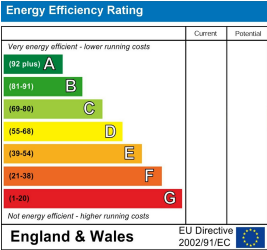
Floor Plan



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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