



41 Brecon Avenue, Drayton, Portsmouth, Hampshire, PO6 2AN

TOWN & COUNTRY
SOUTHERN



Features

- A Semi-Detached Family Home in Tree Lined Elevated Avenue
- Four Bedrooms, Shower Room & Family Bathroom
- 26' Kitchen / Dining Room, Living Room
- Loft Room, Former Garage inc. Single Sauna

PROPERTY SUMMARY

A semi-detached family home in an elevated tree lined avenue close to amenities, shops, commutable road and rail connections and within catchment for local schools (subject to confirmation). This impressive house, home office and gym offers 1879 sq ft of living space and comprises: hallway, living room,

shower room leading to former garage and 26' dining room inc. kitchen on the ground floor with four bedrooms, family bathroom and 14' loft room on the upper floors. To the front is off road parking and to the rear is an enclosed westerly facing garden with large patio, the property also benefits from having

a detached gym, home office, storeroom and cloakroom at the end of the garden which is ideal for those wishing to work from home. Early viewing is strongly recommended in order to appreciate the versatile accommodation and enviable location on offer.



ENTRANCE

Brick retaining wall to the front and left hand side of the property, lowered kerb leading to tarmac driveway, fence panelling and side pedestrian access to rear garden to the right hand side, double glazed main front door with window to one side leading to:

PORCH

Tiled flooring, window to side aspect, original door with leadlight stained glass panel and matching panel to one side and over leading to:

HALLWAY

Panelling to half wall level, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, roll top radiator, wooden flooring, controls for central heating, door to primary rooms.

LIVING ROOM

14' 3" into bay window x 12' 4" (4.34m x 3.76m) Double glazed bay window to front aspect with plantation shutter blinds and roll top radiator under, wooden flooring, central chimney breast with log burner and wooden mantle over, infinity ceiling and rose, picture rail, dimmer switch.



SHOWER ROOM

Fully ceramic tiled shower cubicle with large screen, drench style hood and separate shower attachment, concealed cistern w.c. and shelf over, wash hand basin with mixer tap, mirror and lighting over, vinyl flooring, chrome heated towel rail, internal door leading to:

FORMER GARAGE

11' 9" x 7' 2" (3.58m x 2.18m) Washing machine point with shelf over for tumble dryer, built-in cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), range of tall storage cupboards, ice bath, single seater sauna with glazed panelled door.

DINING ROOM INC. KITCHEN

20' 8" x 13' 10" (6.3m x 4.22m) Square opening leading to kitchen, overall width of adjoining rooms 26'10".

Dining area: Infinity ceiling with central rose, picture rail, roll top radiator, dimmer switch, central chimney breast with log burner, wood laminate flooring, pitched roof to rear aspect with skylight windows and blinds, twin double glazed doors with full height windows to either side leading to rear garden.

KITCHEN

12' 2" x 12' 1" decreasing to 10'0" (3.71m x 3.68m) Comprehensive range of floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, integrated dishwasher with matching door, double glazed window to rear aspect overlooking garden, inset Bosch induction hob with cupboards under and extractor hood, fan and light over, range of pan drawers, double glazed frosted window to side aspect, heated towel rail, eye-level Bosch double oven and microwave with storage cupboards over and under, integrated fridge/freezer with matching doors, built-in larder style cupboard with shelving, ceiling spotlights.

FIRST FLOOR

Mezzanine balustrade landing with steps up to primary landing, doors to primary rooms.

BEDROOM 3

12' 5" x 8' 0" (3.78m x 2.44m) Double glazed windows to front and rear aspects, ceiling spotlights, range of floor to ceiling built-in wardrobes with hanging space and shelving, double radiator.

BEDROOM 4

9' 4" x 8' 7" (2.84m x 2.62m) Range of built-in wardrobes to one wall with hanging space and shelving, eaves to side ceiling restricting headroom, double glazed window with plantation shutter blinds to rear aspect, radiator, dimmer switch.

BATHROOM

White suite comprising: L shaped panelled bath with mixer tap and shower attachment, drench style hood and shower attachment, close coupled w.c., double glazed frosted window to front aspect, tiled surrounds, wash hand basin with mirror over, ceiling spotlights, heated towel rail.

BEDROOM 2

14' 7" x 12' 5" (4.44m x 3.78m) Double glazed window to front aspect with plantation shutter blinds, double radiator, range of floor to ceiling built-in wardrobes to one corner with hanging rail and shelving, large chest of drawers, dressing table with drawers under, ceiling spotlights.

BEDROOM 1

13' 4" x 12' 0" (4.06m x 3.66m) Double glazed window to rear aspect with plantation shutter blinds, stripped and stained floorboards, radiator, ceiling spotlights, picture rail, space saving ladder style staircase providing access to loft room.

LOFT ROOM

14' 4" x 10' 9" (4.37m x 3.28m) Range of shelving with hanging space under, skylight windows to front and rear aspects, measurements taken from approximately 4'0" off floor level with eaves to front and rear ceilings, ceiling spotlights, large hot water cylinder (not tested).

OUTSIDE

To the rear is a large patio area, flowering borders to one side, brick retaining wall to the other, lawned garden with stepping stone pathway, to the western end of the garden is a detached building incorporating:

GYM

15' 0" x 10' 10" (4.57m x 3.3m) Bi-folding doors to front aspect, ceiling spotlights, power points.

STOREROOM

7' 1" x 3' 8" (2.16m x 1.12m) Separate electric consumer box, frosted double glazed door to front aspect.

HOME OFFICE

14' 10" x 12' 0" (4.52m x 3.66m) Double glazed bi-folding doors to front aspect, panel heater, extractor fan, ceiling spotlights, media wall to one end with range of cupboards and shelving, vinyl flooring, door to:

CLOAKROOM

Close coupled w.c., butler sink with wall mounted tap and cupboards under, ceiling spotlights, extractor fan.

AGENTS NOTES

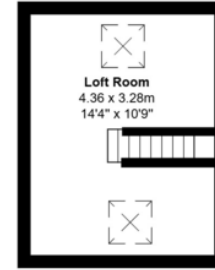
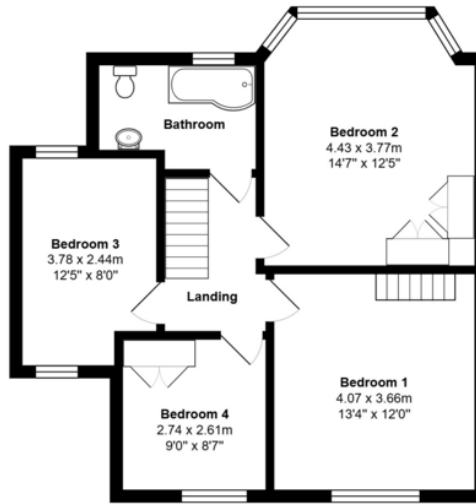
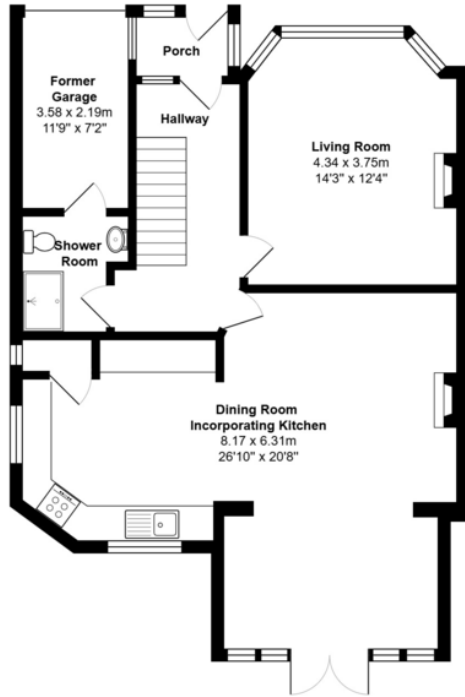
Council Tax Band E – Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

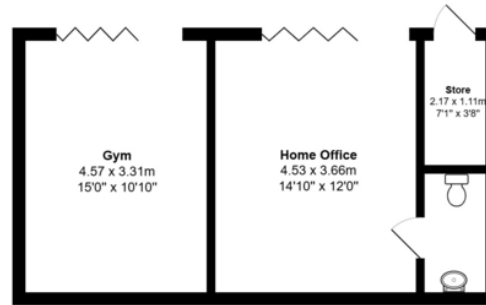
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Main House Total Area: 143.0 m² ... 1539 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.