



Call: 02394 217317  
Whatsapp: 0793 283 1587  
Email: sarah@soldby.uk  
Social media: @soldbySarahOliver  
Website: www.soldby.uk



## 39 Wallisdean Avenue

Portsmouth, PO3 6HA

Offers in the region of £340,000



# 39 Wallisdean Avenue

Portsmouth, PO3 6HA

Offers in the region of £340,000



## Welcome to Wallisdean Avenue...

Situated in the highly sought after Baffins area, this beautifully refurbished three bedroom family home on Wallisdean Avenue offers an exceptional blend of modern living, contemporary styling, and versatile space. Finished to an impressive standard throughout, this property is OFFERED WITH NO FORWARD CHAIN !!!

Upon entering the property, you are welcomed by a spacious and inviting entrance hall. To the front of the property is a generous bay fronted living room, neutrally decorated and filled with natural light. This flows seamlessly into the dining space, which is open plan to the kitchen, offering an excellent sociable layout ideal for modern family life, this versatile area provides ample space for dining, relaxing, and entertaining. The kitchen itself is modern, well equipped with a range of wall and floor mounted units and features integrated appliances such as an oven, with hob and extractor fan, dishwasher and fridge / freezer.

Beyond the kitchen and family area is a bright and attractive garden room overlooking the rear garden. This additional reception space offers excellent flexibility. A separate utility room and convenient ground floor WC further enhance the practicality of the home.

The first floor continues to impress, offering three well proportioned bedrooms and a modern family bathroom. The master sits at the front, featuring a bay window, offering ample space for a king size bed and other furnishings. Bedroom two is also an excellent double, whilst bedroom three makes an excellent children's room, guest room or home office.

The contemporary family bathroom has been stylishly updated with modern fittings and is complete with a bath with over head shower, toilet, sink and towel radiator.

A standout feature of this exceptional home is the substantial outbuilding located at the rear of the garden. Currently arranged as a home office and separate store/workshop, this highly versatile space presents enormous potential for remote working, hobbies, a gym, studio, or workspace, with power, lighting and rear access.

Externally, the property benefits from an attractive west facing rear garden providing an excellent setting for outdoor dining, family activities, and summer entertaining.

Having undergone extensive refurbishment, the property is presented in excellent decorative order, allowing prospective purchasers to move straight in with minimal additional work required. Further benefits include a complete rewire, updated cavity wall trays, a boarded loft excellent for storage, gas central heating and double glazing throughout.

Wallisdean Avenue is a particularly popular residential road within Baffins, known for its convenient access to local shops, parks and Baffins pond, reputable schools, and transport connections.

This stunning home represents an excellent opportunity to acquire a fully refurbished family property with generous living accommodation, a superb garden office/workshop, and a highly desirable Baffins location.

Viewing by appointment only. Please contact the office to

**FULLY REFURBISHED**

- THREE BEDROOMS
- OUTBUILDING WITH POWER & REAR ACCESS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN LIVING
- SOUGHT AFTER BAFFINS LOCATION
- EXCELLENT FAMILY HOME
- NO FORWARD CHAIN



## Road Map



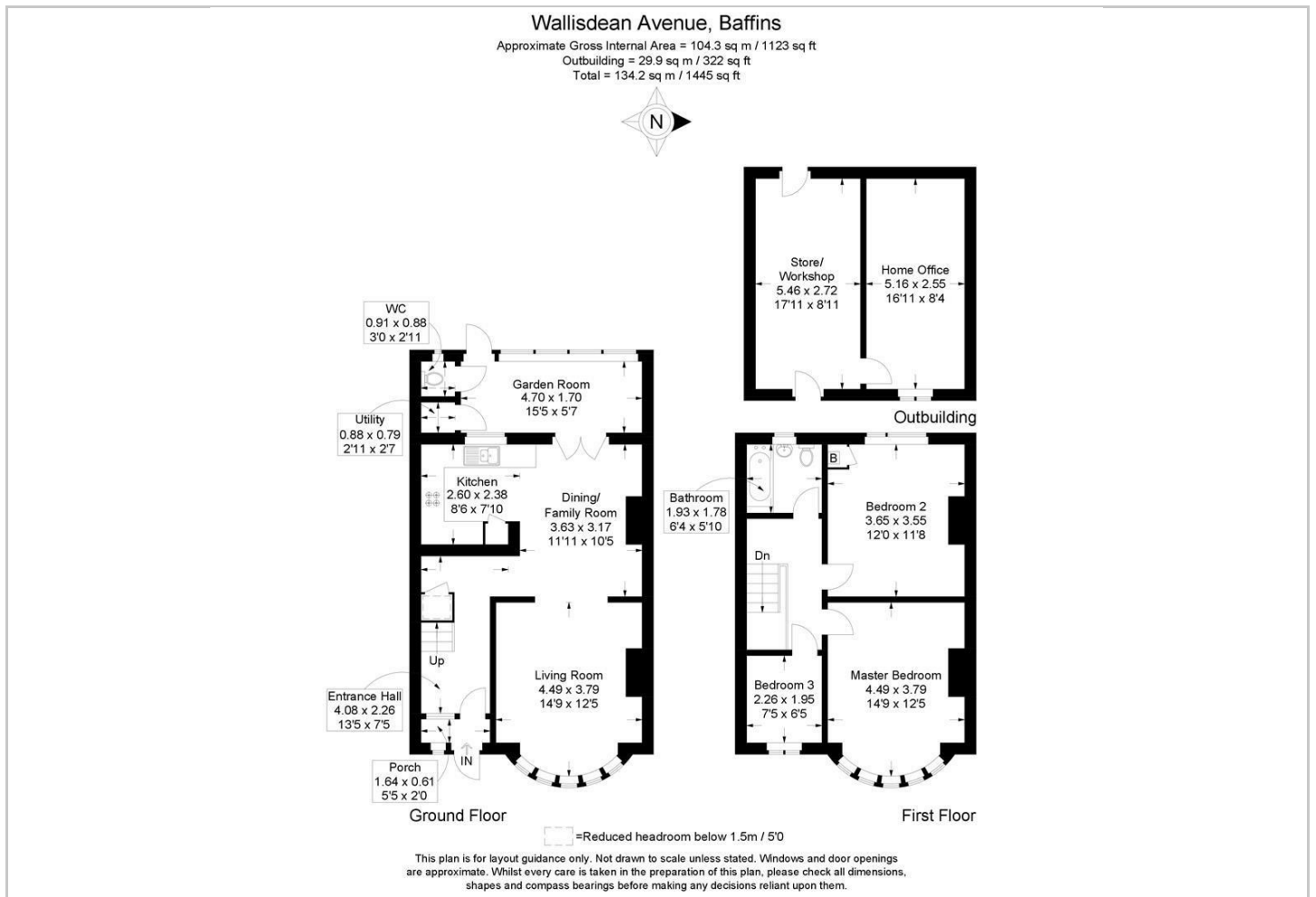
## Hybrid Map



## Terrain Map



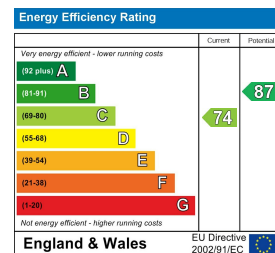
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.