



£580,000
14 Edenbridge Road
Southsea, PO4 8PE

FOUR BEDROOM DETACHED HOME! Discover this charming and spacious detached family home on Edenbridge Road, nestled in one of Milton's most desirable residential estates. Perfectly designed for modern family living, this property is a must-see. The first floor boasts four bedrooms, including a master bedroom with an en-suite shower room, and a well-appointed family bathroom. Downstairs, the accommodation offers a bright and airy 26ft (approx.) lounge/dining room, a modern fitted kitchen, a convenient downstairs WC, and a welcoming conservatory. Outside, the fully enclosed rear garden offers privacy and space for outdoor enjoyment, with handy side pedestrian access. The property also features a garage and a driveway, providing ample off-road parking for multiple vehicles. This attractive home combines comfort, style, and practicality in a sought-after location. Don't miss out - contact our Marmion Road branch today to arrange your viewing!

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ENTRANCE Paved driveway for two cars, double glazed composite door to:-

HALL Doors to lounge and WC, radiator.

WC 7' 2" x 3' 2" (2.19m x 0.97m) Concealed cistern WC, wall mounted wash basin, heated towel rail, vinyl flooring.

LOUNGE/DINER 26' 7" x 10' 9" (8.11m x 3.29m) Double glazed window to front elevation with bespoke shutters, two contemporary radiators, electric fireplace, stairs to first floor landing, French doors to conservatory, door to:-

KITCHEN 8' 7" x 10' 11" (2.62m x 3.33m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink and drainer unit with mixer tap, electric oven, gas hob with extractor hood over, space for fridge/freezer, spaces and plumbing for washing machine and dishwasher, tiled flooring, radiator, double glazed door to garden.

CONSERVATORY 12' 7" x 9' 6" (3.84m x 2.92m) Dual aspect double glazed windows, double doors to garden, laminate flooring, radiator.

FIRST FLOOR LANDING Doors to all rooms, spindled balustrade, radiator, airing cupboard housing hot water tank.

BEDROOM ONE 14' 4" x 8' 9" (4.38m x 2.69m) Double glazed window to front elevation with bespoke shutters, carpeted, radiator, built-in wardrobes, sliding door to:-

EN-SUITE Walk-in shower with thermostatic shower and oversized shower head, low level WC, vanity unit housing wash basin, radiator, tiled to principal areas and tiled flooring, double glazed window to front elevation with bespoke shutters.

BEDROOM FOUR 7' 10" x 6' 11" (2.39m x 2.11m) Double glazed window to front elevation with bespoke shutters, carpeted, radiator.

BATHROOM 5' 0" x 8' 3" (1.54m x 2.54m) Fitted bathroom suite comprising panel enclosed bath with central taps, bowl sink with mixer tap, concealed cistern WC, heated towel rail, tiled to principal areas and vinyl flooring, obscure double glazed window to side elevation.

BEDROOM THREE 8' 11" at widest point x 9' 0" (2.73m x 2.75m) Double glazed window to rear elevation, carpeted, built-in wardrobes, radiator.

BEDROOM TWO 9' 0" x 10' 5" (2.75m x 3.20m) Double glazed window to rear elevation, carpeted, built-in wardrobes, radiator.

GARDEN Laid to paving with shingle areas, enclosed by wooden fencing, side pedestrian access.

GARAGE 15' 8" x 7' 3" (4.80m x 2.23m) Power and light.



GROUND FLOOR

1ST FLOOR



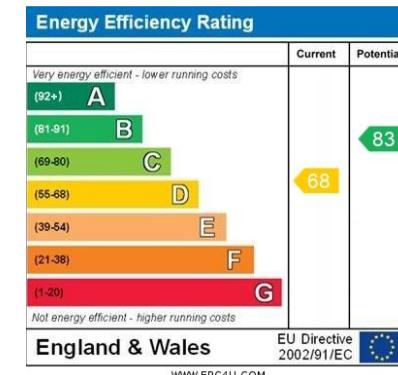
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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