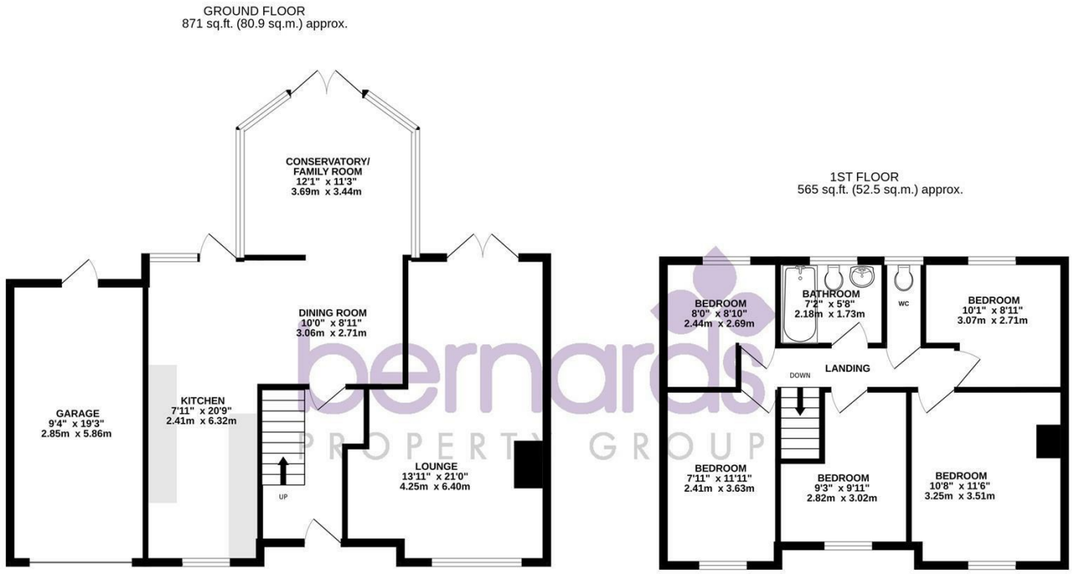


TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

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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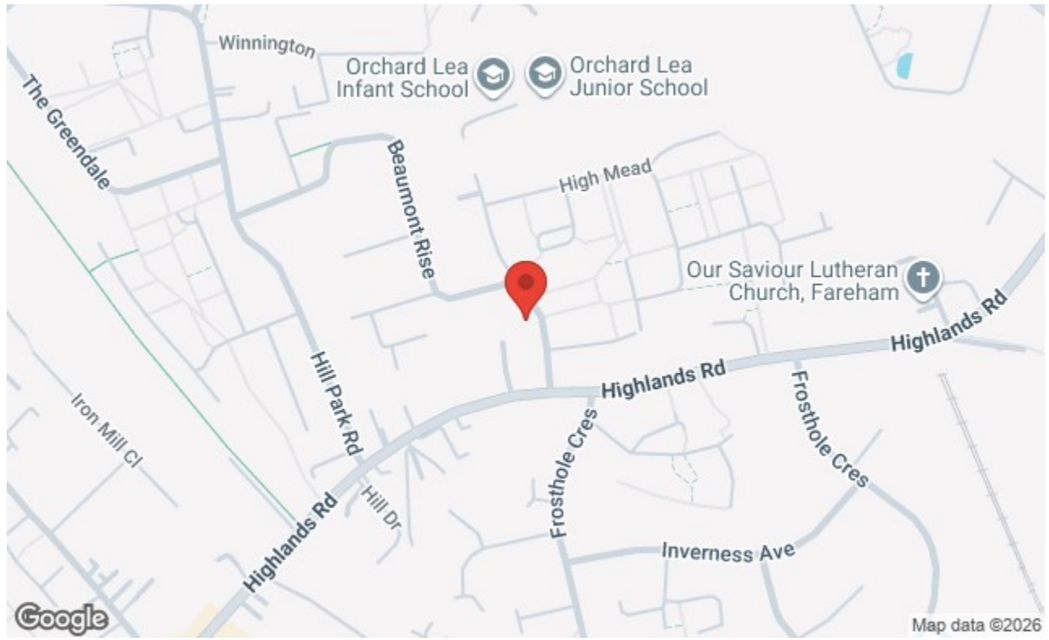


79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

# Asking Price £450,000

Kennedy Avenue, Fareham PO15 6BH

bernards THE ESTATE AGENTS

5 1 3

## HIGHLIGHTS

- Sought-after location within excellent schools in walking distance
- Striking anthracite-clad façade giving the home standout kerb appeal
- Large driveway providing off-road parking for 4–5 cars
- Single garage with electric roller door and useful utility section
- Beautifully extended and improved by the current owners throughout
- Stunning open-plan kitchen / lounge / dining space to the left and rear of the house
- Modern kitchen with solid wood worktops and integrated double oven
- Spacious dual-aspect living room with feature fireplace and patio doors to the garden
- Five bedrooms – three doubles and two singles, plus family bathroom and separate WC
- Attractive rear garden with patio, decking and lawn – perfect for entertaining

Beautifully extended and significantly improved by the current owners, this impressive five-bedroom semi-detached family home is ideally positioned for excellent local schools and spacious family living.

To the front, the property immediately stands out with its striking new anthracite-clad façade and generous driveway providing parking for 4–5 cars, along with a single garage featuring an electric roller door and a practical utility section to the rear.

Inside, the home has been thoughtfully extended and reconfigured to create a superb layout that's ideal for modern family life. A stunning open-plan kitchen, lounge and dining area forms the heart of the home. The kitchen has been beautifully designed with solid wood worktops, an integrated double oven, and plenty of storage and workspace. The living area beyond the dining space enjoys lovely views over the rear garden, creating a bright and welcoming atmosphere.

To the right-hand side, there's a generous separate living room that runs from the front to the back of the house, with patio doors opening onto the rear garden. This room features a charming fireplace and benefits from excellent natural light throughout the day.

Upstairs, the property offers five well-proportioned bedrooms, three comfortable doubles and two good-sized singles. The master bedroom features a range of fitted wardrobes, while the current layout also includes a family bathroom and a separate WC, there's excellent potential to reconfigure the space to add an ensuite or additional bathroom if desired.

Outside, the rear garden is perfect for entertaining, with a large patio area, decking, and a central lawn, ideal for families and social gatherings.

The property falls within walking distance of well-regarded local schools, making it a fantastic option for growing families seeking both space and convenience.

This is a rare opportunity to acquire a stylish and versatile family home in a highly sought-after location.

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# PROPERTY INFORMATION

**LIVING ROOM**
13'11" x 20'11" (4.25 x 6.40)

**FAMILY ROOM**
12'1" x 11'3" (3.69 x 3.44)

**DINING AREA**
10'0" x 8'10" (3.06 x 2.71)

**KITCHEN**
7'10" x 20'8" (2.41 x 6.32)

**BEDROOM ONE**
10'7" c 11'6" (3.25 c 3.51)

**BEDROOM TWO**
7'10" x 11'10" (2.41 x 3.63)

**BEDROOM THREE**
10'0" x 8'10" (3.07 x 2.71)

**BEDROOM FOUR**
9'3" x 9'10" (2.82 x 3.02)

**BEDROOM FIVE**
8'0" x 8'9" (2.44 x 2.69)

**BATHROOM**
7'1" x 5'8" (2.18 x 1.73)

**W/C**

**GARAGE**
9'4" x 19'2" (2.85 x 5.86)

**TENURE - FREEHOLD**

## ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

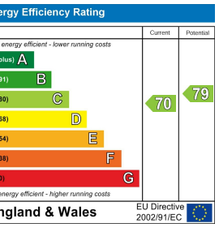
## SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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