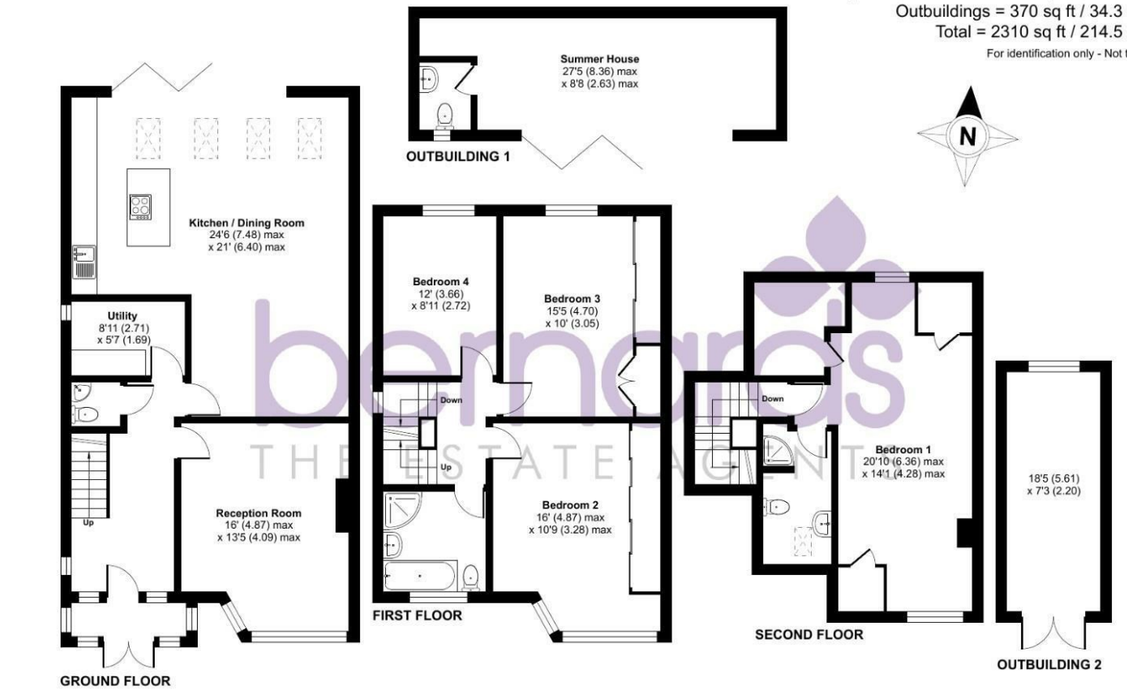
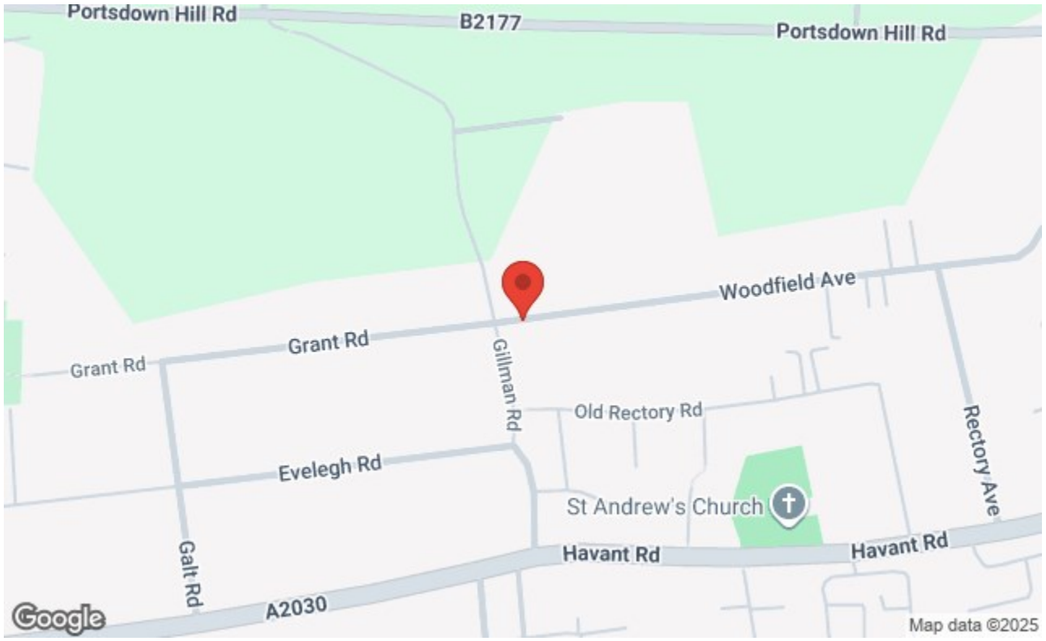
Woodfield Avenue, Portsmouth, PO6

Approximate Area = 1940 sq ft / 180.2 sq m
Outbuildings = 370 sq ft / 34.3 sq m
Total = 2310 sq ft / 214.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1235691



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers In Excess Of £650,000

Woodfield Avenue, Portsmouth PO6 1AN

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4 3 2

HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- 24FT OPEN PLAN KITCHEN/ DINER
- THREE BATHROOMS
- SUPER VIEWS ACROSS THE CITY
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- HIGH END FINISH & APPLIANCES
- OUTBUILDING / OFFICE
- CIRCA 2300 FT
- BEAUTIFULLY PRESENTED REAR GARDEN

Nestled in the highly sought-after area of Woodfield Avenue, Portsmouth, this stunning semi-detached house offers an exceptional living experience. Spanning an impressive 2300 square feet, the property boasts four spacious double bedrooms, ensuring ample room for family and guests alike. With three well-appointed bathrooms, morning routines will be a breeze, providing convenience and comfort for all.

The heart of the home is undoubtedly the open-plan kitchen and dining area, designed with a high finish throughout. This inviting space is perfect for entertaining or enjoying family meals, seamlessly blending functionality with style. The two reception rooms provide additional versatility, allowing for a cosy lounge or a formal sitting area, catering to your lifestyle needs.

One of the standout features of this property is the summer house, offering a delightful retreat for relaxation or a creative workspace, all while enjoying the lovely city views. The outdoor space is equally impressive, with off-road parking available for up to six vehicles, ensuring that parking will never be a concern.

This home is not just a property; it is a lifestyle choice, situated in a desirable location that combines tranquillity with accessibility to local amenities. With its generous space, modern finishes, and thoughtful design, this semi-detached house is a must-view for anyone seeking a perfect family home in Farlington . Don't miss the opportunity to make this remarkable property your own.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

HALLWAY

LOUNGE
15'11" x 13'5" (4.87 x 4.09)

WC

UTILITY ROOM
8'10" x 5'6" (2.71 x 1.69)

KITCHEN / DINER / BREAKFAST ROOM
20'11" x 24'6" (6.40 x 7.48)

BEDROOM TWO
15'11" x 10'9" (4.87 x 3.28)

BEDROOM THREE
15'5" x 10'0" (4.70 x 3.05)

BEDROOM FOUR
12'0" x 8'11" (3.66 x 2.72)

BATHROOM

BEDROOM ONE
14'0" x 20'10" (4.28 x 6.36)

ENSUITE

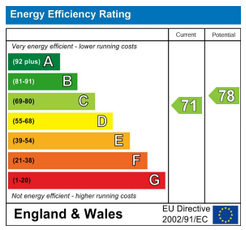
SUMMER HOUSE
8'7" x 27'5" (2.63 x 8.36)

OUTBUILDING / GYM
7'2" x 18'4" (2.20 x 5.61)

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

BERNARDS 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.

SOLICITOR/ CONVEYANCING
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.



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