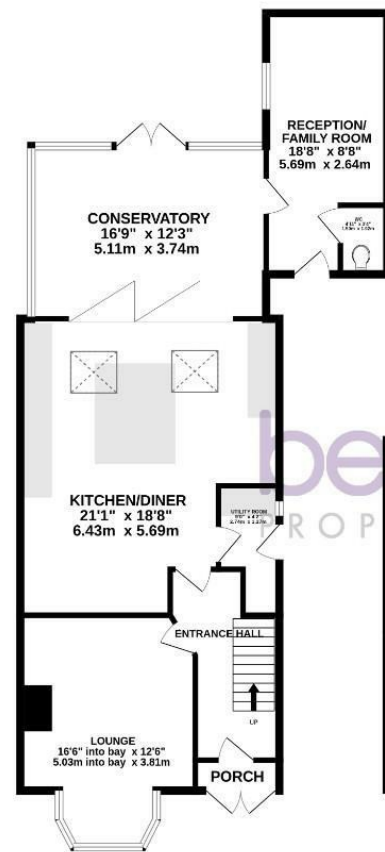
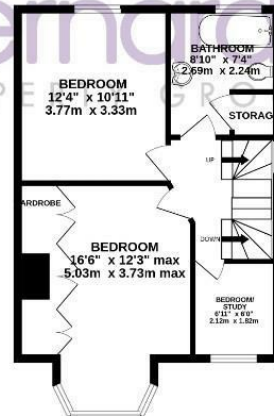


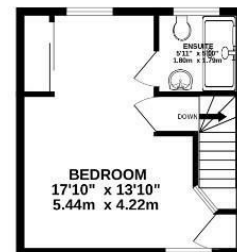
GROUND FLOOR  
1006 sq ft. (93.5 sq.m.) approx.



1ST FLOOR  
479 sq ft. (44.5 sq.m.) approx.



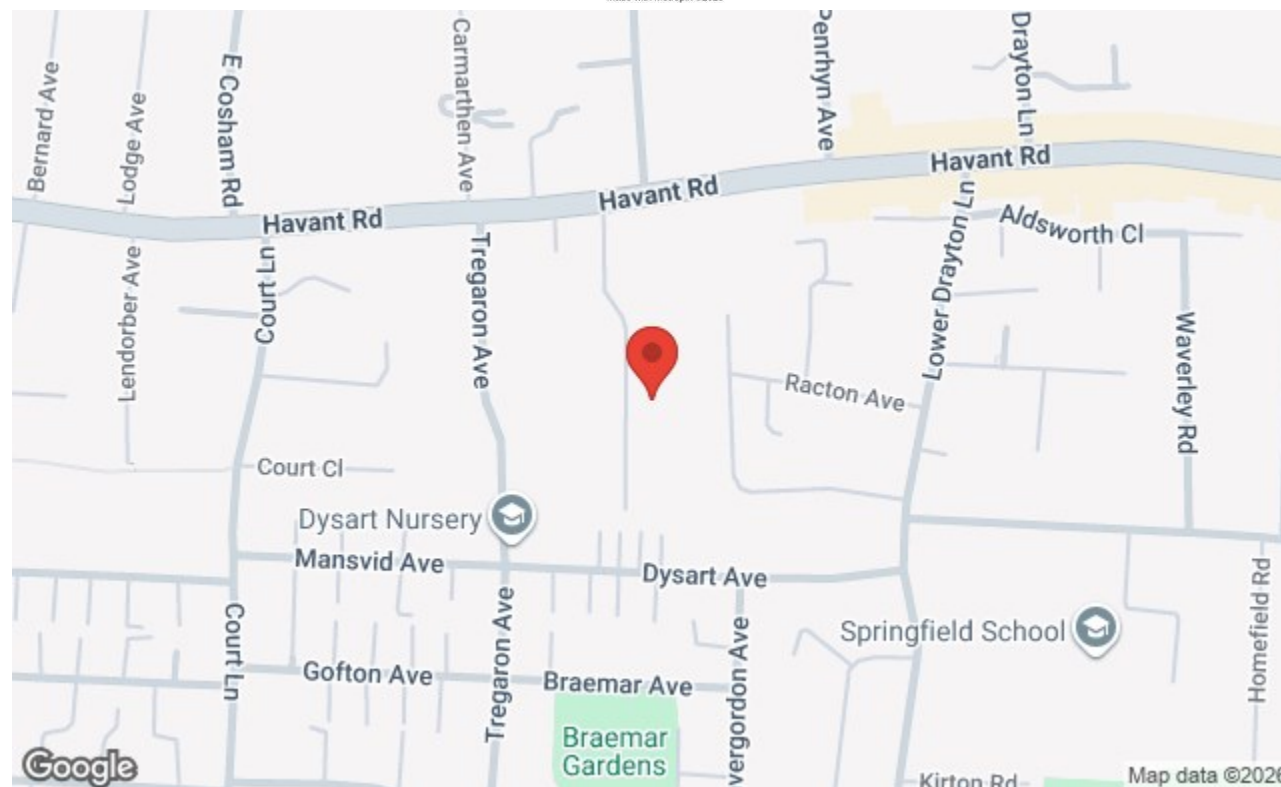
2ND FLOOR  
268 sq ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 1753 sq ft. (162.9 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



FOR SALE

Offers In Excess Of £525,000

Carshalton Avenue, Portsmouth PO6 2JT

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## HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- 21FT OPEN PLAN KITCHEN / DINER
- 16FT LOUNGE
- CONSERVATORY
- SITTING/GAMES ROOM
- TWO BATHROOMS
- STUDY/NURSERY/DRESSING ROOM
- OFF ROAD PARKING
- CIRCA 70FT REAR GARDEN
- COURT LANE & SPRINGFIELD SCHOOL CATCHMENT

Situated in the desirable cul-de-sac location of Carshalton Avenue, Drayton, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning approximately 1750 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, including a delightful lounge that provides a warm and welcoming atmosphere. The open-plan kitchen and dining area is perfect for entertaining, allowing for seamless interaction with family and friends. Additionally, a versatile games or family room offers further space for relaxation or play, while a study or nursery provides a

quiet retreat for work or rest.

The property features two well-appointed bathrooms, ensuring convenience for all occupants. Outside, you will find a generous east-facing rear garden, measuring approximately 70 feet, which is perfect for enjoying sunny days or hosting gatherings. The drive and off-road parking accommodate up to two vehicles, adding to the practicality of this lovely home.

Situated in a sought-after cul-de-sac location, & in catchment for Court Lane & Springfield Schools, this property combines tranquillity with accessibility, making it an excellent choice for those looking to settle in a friendly neighbourhood. With its ample living space and desirable features, this home is not to be missed.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

## ENTRANCE HALLWAY

## LOUNGE

16'6" x 12'5" into bay (5.03 x 3.81 into bay )

## KITCHEN / DINER

21'1" x 18'8" (6.43 x 5.69)

## UTILITY ROOM

## CONSERVATORY

16'9" x 12'3" (5.11 x 3.74)

## FAMILY/GAMES ROOM

18'8" x 8'7" (5.69 x 2.64)

## BEDROOM THREE

12'4" x 10'11" (3.77 x 3.33)

## BEDROOM TWO

16'6" x 12'2" into bay (5.03 x 3.73 into bay )

## BATHROOM

8'9" x 7'4" (2.69 x 2.24)

## STUDY/NURSERY

6'11" x 5'11" (2.13 x 1.82)

## BEDROOM ONE

17'10" x 13'10" (5.44 x 4.22)

## EN-SUITE

## COUNCIL TAX BAND D

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



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