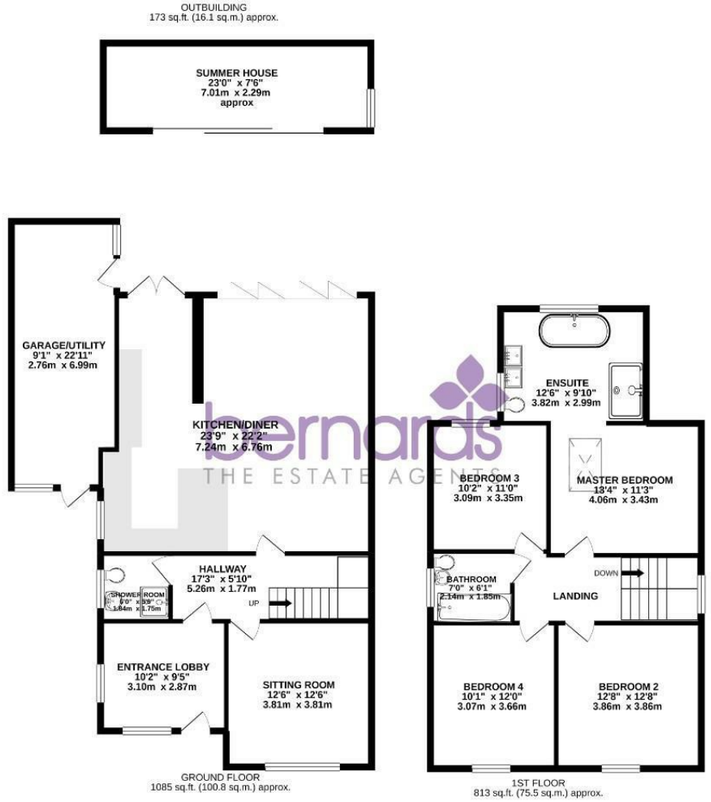



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 sq.m.) approx.

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.
Made with Metropix ©2021

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

FOR SALE

# Offers In Excess Of £650,000

St. Andrews Road, Portsmouth PO6 1AD

bernards THE ESTATE AGENTS

4 3 2

## HIGHLIGHTS

- EXTENSIVE REFURBISMENT
- FARLINGTON LOCATION
- DETACHED
- FOUR DOUBLE BEDROOMS
- EXTENDED KITCHEN/DINER
- 70FT REAR GARDEN
- PARKING FOR MULTIPLE CARS
- THREE BATHROOMS
- GARAGE/UTILITY ROOM
- LUXURY SUMMER HOUSE

Bernards are delighted to have been invited to sell this spectacular detached property, situated on the highly sought after cul-de-sac of St Andrews Road, Farlington.

This substantial property has enjoyed a thorough refurbishment and would make the perfect forever home with both the size and facilities on offer inside and out.

The attractive frontage of the property sees modern cladding, a sheltered porch, side access and a large driveway, providing off road parking for multiple cars.

Entering the property, you are greeted by a large lobby area, which is a great introduction to the property, with ample room for storing coats and shoes.

Moving through via the large hall, the property has an exquisite kitchen/diner, which is finished to a wonderful standard, with bi-folding and patio doors which open onto the rear garden. The kitchen/diner measures over 23ft and includes a spacious kitchen area, with a breakfast bar and integrated appliances, these are complemented by contemporary, floor to ceiling radiators, creating the perfect entertaining space.

The landscaped rear garden measures approximately 70ft and is laid to a tiered decking area, with a spacious lawn, with stepping stones which leads to the rear of the garden. The rear of the garden has a beautiful cabin/summer house, which is set on a spacious composite decking area, which is perfect for a garden office or as a retreat, separate from the main house.

The garden also has access into the garage/utility, which measures over 22ft and includes a great workshop, utility area and ample room for storage.

The ground floor of the property is completed by the three-piece shower room.

Moving upstairs via the large staircase, the property has four, well appointed double bedrooms, with the master having an extended ensuite, which is the ultimate in luxury ensuite, features a freestanding bath, shower cubicle, double wash basin and w.c. The property is completed with the family bathroom!

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

# PROPERTY INFORMATION

**ENTRANCE LOBBY**
10'2" x 9'5" (3.10m x 2.87m)

**HALL**
17'3" x 5'10" (5.26m x 1.78m)

**SITTING ROOM**
12'6" x 12'6" (3.81m x 3.81m)

**SHOWER ROOM**
6' x 5'9" (1.83m x 1.75m)

**KITCHEN/DINER**
23'9" x 22'2" (7.24m x 6.76m)

**UTILITY/GARAGE**
22'11" x 9' (6.99m x 2.74m)

**BEDROOM ONE**
13'4" x 11'3" (4.06m x 3.43m )

**ENSUITE**
12'6" x 9'10" (3.81m x 3.00m)

**BEDROOM TWO**
12'8" x 12'8" (3.86m x 3.86m)

**BEDROOM THREE**
10'1"x 12' (3.07mx 3.66m)

**BEDROOM FOUR**
11' x 10'2" (3.35m x 3.10m)

**BATHROOM**
6'1" x 7' (1.85m x 2.13m)

**GARDEN**
approx 70' (approx 21.34m)

**SUMMER HOUSE**
approx 23' x 7'6" (approx 7.01m x 2.29m)

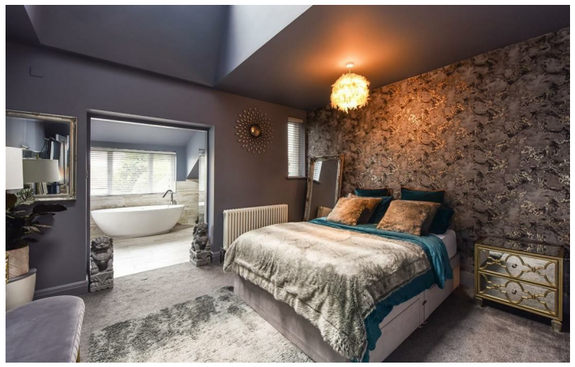
**ANTI-MONEY LAUNDERING (AML)**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking 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

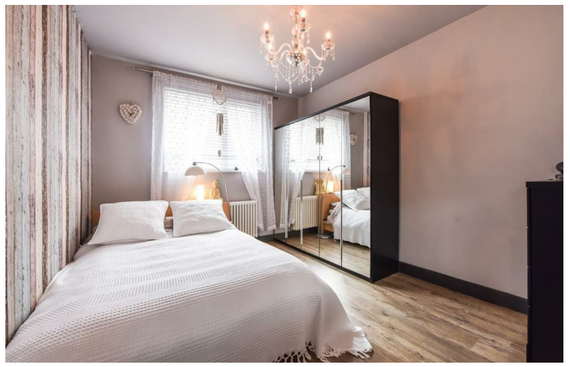
**COUNCIL TAX BAND E**

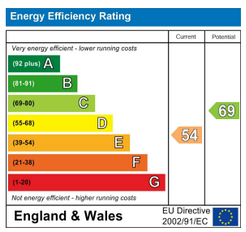
**OFFER CHECK PROCEDURE -**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

**REMOVAL QUOTES**
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.

**SOLICITOR**
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.








Scan here to see all our properties for sale and rent

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