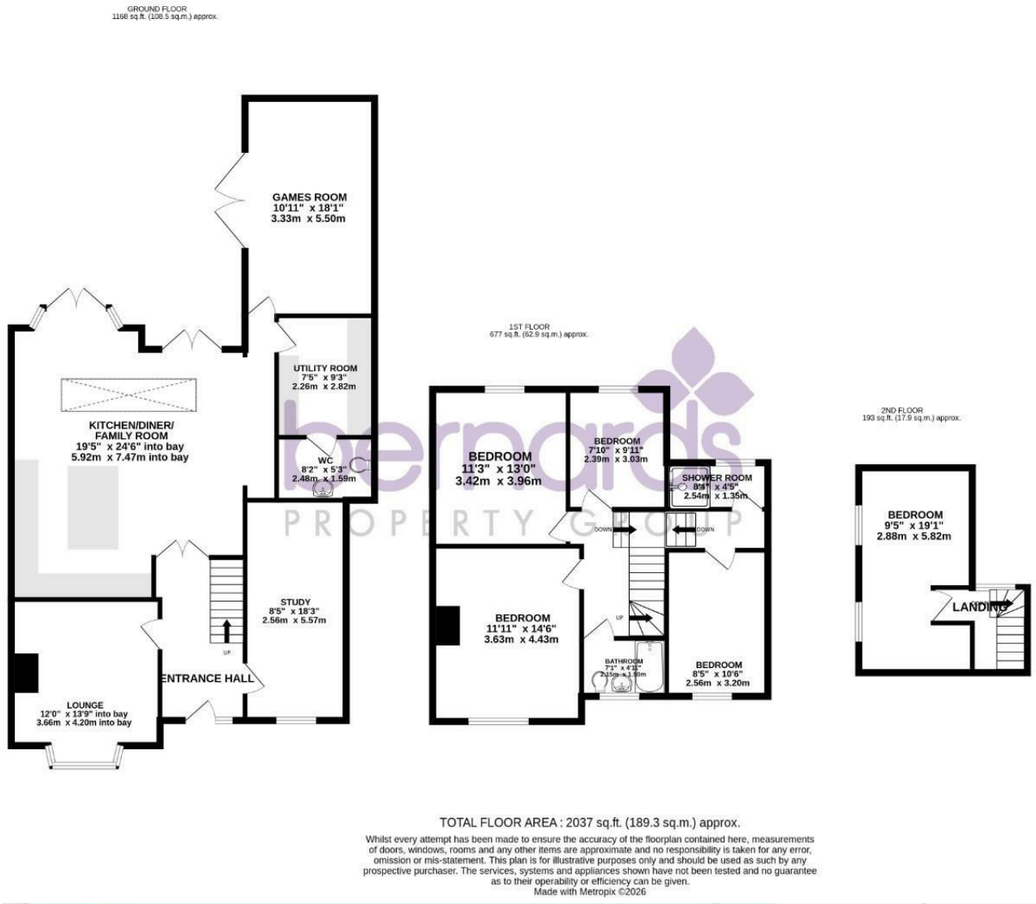

TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

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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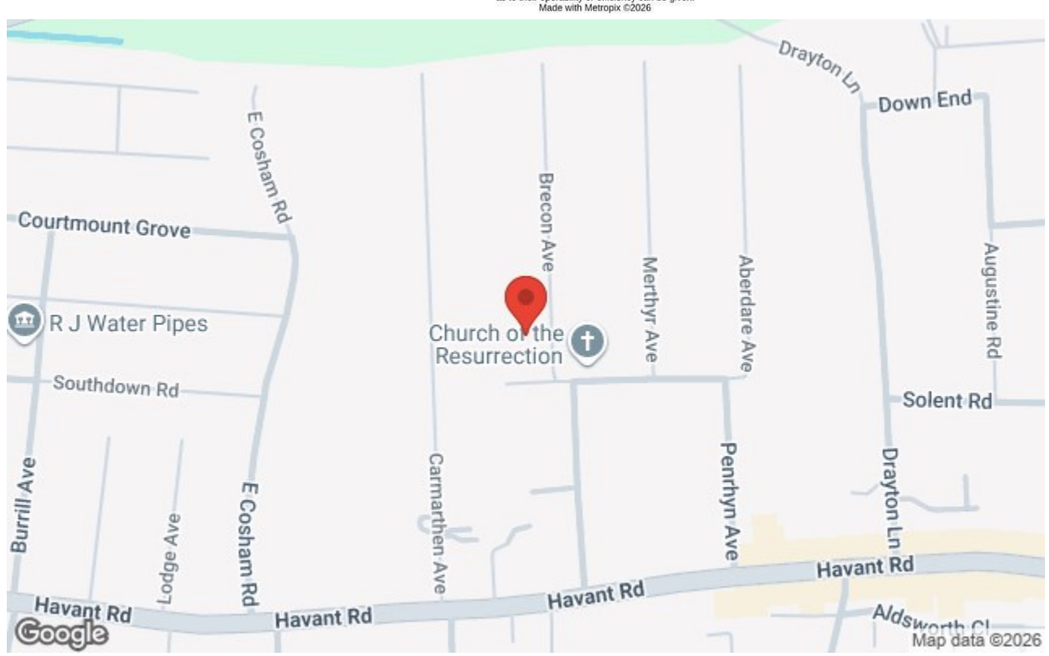


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £775,000

Brecon Avenue, Portsmouth PO6 2AN

bernards THE ESTATE AGENTS

5 2 3

HIGHLIGHTS

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- ONE OF THE SOUGHT AFTER WELSH AVENUES
- OFF ROAD PARKING FOR MULTIPLE CARS
- TWO MODERN BATHROOMS
- 24FT OPEN PLAN KITCHEN/FAMILY ROOM
- BEAUTIFUL EST FACING REAR GARDEN
- CIRCA 2000 SQFT OF FLOOR SPACE
- THREE RECEPTION ROOMS
- FINISHED TO A HIGH STANDARD

Nestled in one of the sought-after Welsh Avenues in Drayton, this impressive detached house on Brecon Avenue offers a perfect blend of space and modern living. Spanning an expansive 2,083 square feet, this property is ideal for families seeking comfort and convenience.

The home boasts five generously sized bedrooms, providing ample space for relaxation and privacy. With two well-appointed bathrooms, morning routines will be a breeze for everyone in the household. The heart of the home is undoubtedly the stunning 24ft open plan kitchen and family room, which creates a warm and inviting atmosphere for both entertaining and everyday living. This area seamlessly flows into a delightful west-facing rear garden, perfect for enjoying sunny afternoons and al fresco dining.

In addition to the main living areas, the property features three reception rooms, including a cosy lounge and a versatile study, allowing for a variety of uses to suit your lifestyle. A games room adds an extra touch of fun, making this home perfect for family gatherings or entertaining friends.

Practicality is also a key feature, with off-road parking available for up to three vehicles, ensuring convenience for you and your guests. The utility room further enhances the functionality of this remarkable home.

This property is not just a house; it is a place where cherished memories can be made. With its spacious layout, modern amenities, and prime location. Don't miss the opportunity to make it your own.

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

PROPERTY INFORMATION

ENTRENCE HALL

LOUNGE
13'9" x 12'0" into bay (4.20 x 3.66 into bay)

KITCHEN/FAMILY ROOM
24'6" x 19'5" (7.47 x 5.92)

UTILITY ROOM
9'3" x 7'4" (2.82 x 2.26)

WC
8'1" x 5'2" (2.48 x 1.59)

GAMES ROOM
18'0" x 10'11" (5.50 x 3.33)

BEDROOM ONE
14'6" x 11'10" (4.43 x 3.63)

BEDROOM TWO
12'11" x 11'2" (3.96 x 3.42)

BEDROOM FIVE
10'5" x 8'4" (3.20 x 2.56)

SHOWER ROOM
8'3" x 4'5" (2.54 x 1.35)

BEDROOM FOUR
9'11" x 7'10" (3.03 x 2.39)

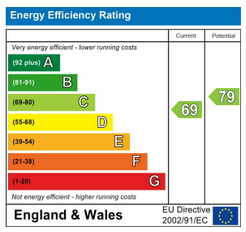
BATHROOM TWO
7'0" x 4'11" (2.15 x 1.50)

BEDROOM THREE
19'1" x 9'5" (5.82 x 2.88)

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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