

# 20 PENARTH AVENUE

DRAYTON | HAMPSHIRE | PO6 2AJ



£530,000  
Freehold

- Three Bedroom Semi Detached House
- Popular Welsh Avenue Location
- Beautifully Maintained Throughout
- Two Reception Rooms with Feature Fireplace Surrounds
- Fully Tiled Kitchen and Bathroom
- Mature and Well Tended Gardens
- Private Driveway and Garage
- Approximate Internal Area - 1295 Sq Ft.





## In Brief

This beautifully presented three bedroom semi-detached house is located in the increasingly popular 'Welsh Avenues' and is within walking distance to the local amenities as well as easy access to transport links and falling within the catchment area for both Court Lane and Springfield Schools. The property has been extensively maintained by the current owners to create a wonderful bright and airy feel throughout. The accommodation is set over two floors, comprising:- Double glazed feature arched Porch leading into the Entrance Hall, Dining Room with double glazed bow bay window overlooking the front garden and a marble fireplace surround, the Living Room also has the double glazed bow window which offers a wonderful view over the rear garden and has feature limestone fireplace surround. The fully tiled Kitchen is fitted with a Neff double oven and induction hob, a Miele dishwasher, Bosch washing machine and a Liebherr fridge. The Rear Lobby offers access to the downstairs WC and a door with steps down to the garden. Upstairs are three Bedrooms - two of which have fitted wardrobes designed to create space with a stylish finish, and the fully tiled Family Bathroom. To the front, there is a mature garden which is lawned and has lovely flowers and shrub borders, a private driveway approach leads to the garage (power & light connected) and paved side access leads through to the garden, via a gated entrance. The secluded Rear Garden has been well tended and has established, flowers, shrubs and trees together with a delightful paved patio area. We expect interest to be high and we would recommend an early viewing to fully appreciate this charming property.

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## KEY FACTS

EPC - to be confirmed

Council Tax Band - E

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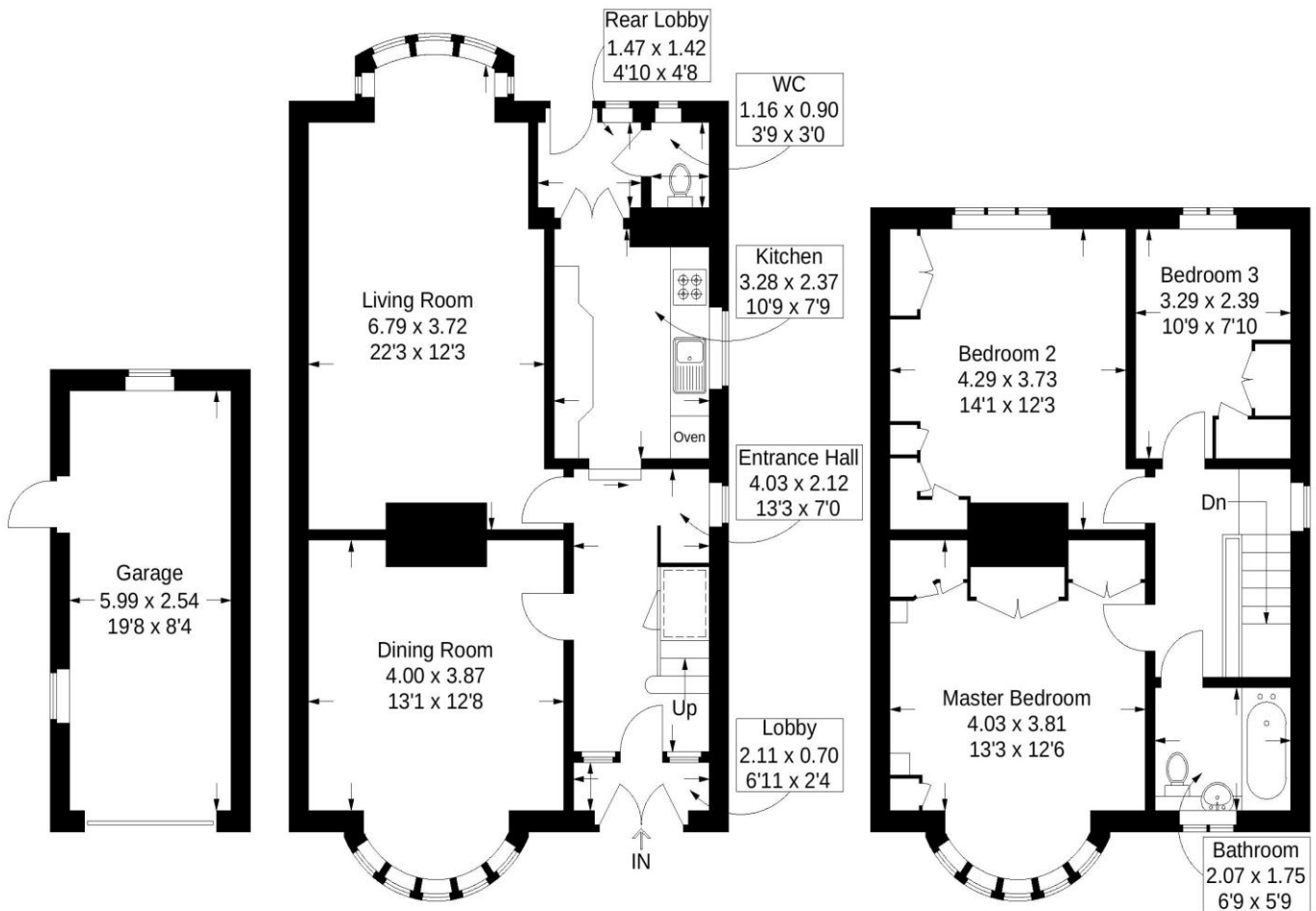


## Penarth Avenue, Drayton

Approximate Gross Internal Area = 120.3 sq m / 1295 sq ft

Outbuilding = 15.7 sq m / 169 sq ft


Total = 136 sq m / 1464 sq ft



Outbuilding

Ground Floor

First Floor

 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
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The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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