



146 Hayling Avenue, Baffins

Portsmouth

Offers in Region of £375,000





# 146 Hayling Avenue

Baffins, Portsmouth

Just a short distance from Baffins Pond, we are delighted to be selling this lovely family home. This traditional and well-kept residence boasts four bedrooms, a south-facing garden, a double garage, and an array of desirable features. Step inside and discover a home that gives you neutral colour schemes which exude warmth and comfort.

The ground floor of this property offers a spacious open-plan lounge diner, creating the perfect space for entertaining guests or spending quality time with family. Large windows flood the rooms with natural light and with the fitted kitchen just off here it's a sociable place to be.

From here you'll find a generously sized extension with a cloakroom off and with access via French doors in to the garden.

Upstairs you'll see the landing with access to three of the four bedrooms, each offering a peaceful retreat. The family shower room is on this level to and offers you modern suite. On the next level you have the principle bedroom with an ensuite shower room off that. It's a large room and very well executed.

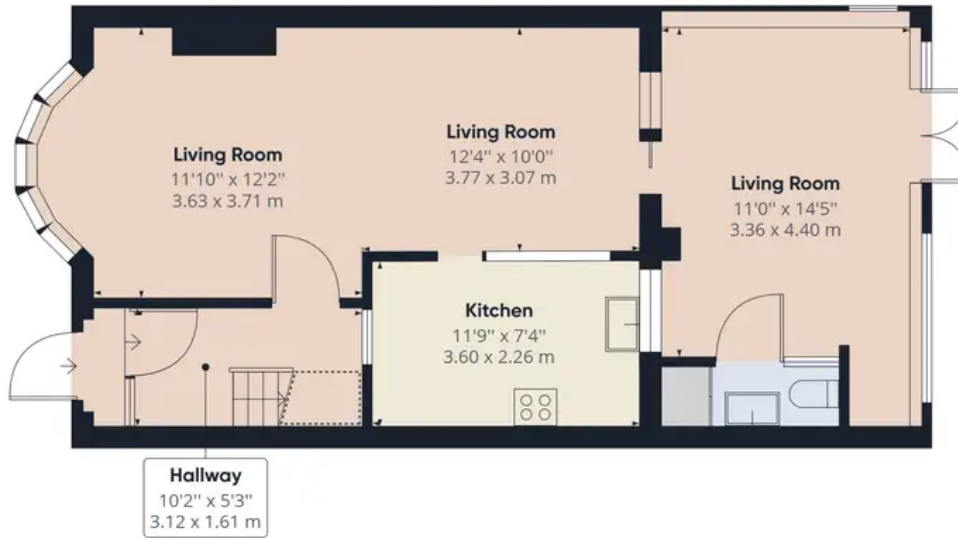
One of the highlights of this property is its south-facing garden. Bathed in sunlight throughout the day, this space is perfect for summer barbecues, al fresco dining, or simply enjoying a book in the sunshine.

Completing this lovely home is a double garage, providing secure parking and additional storage space. With easy access to local amenities, schools, and transport links, this property is situated in a highly sought-after location, making it an ideal place to call home.

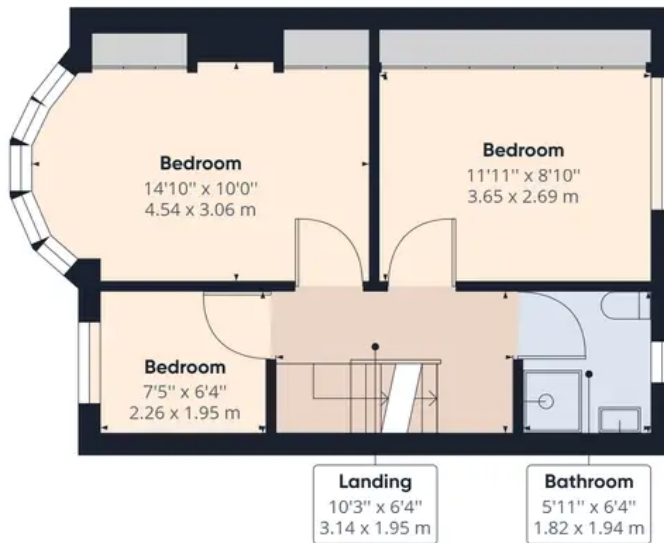
Council Tax band: C

Tenure: Freehold





**Ground Floor**



**Floor 1**



**Floor 2**

**Approximate total area<sup>(1)</sup>**

1297.94 ft<sup>2</sup>

120.58 m<sup>2</sup>

**Reduced headroom**

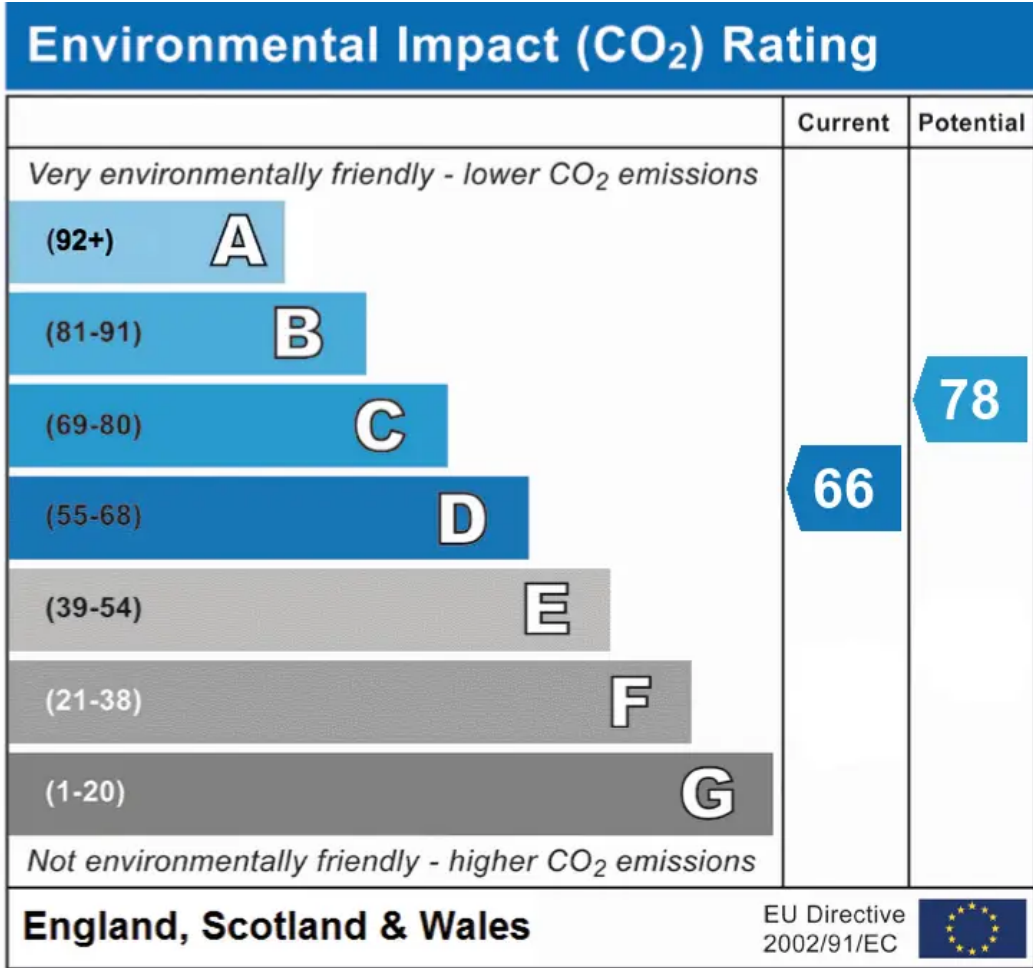
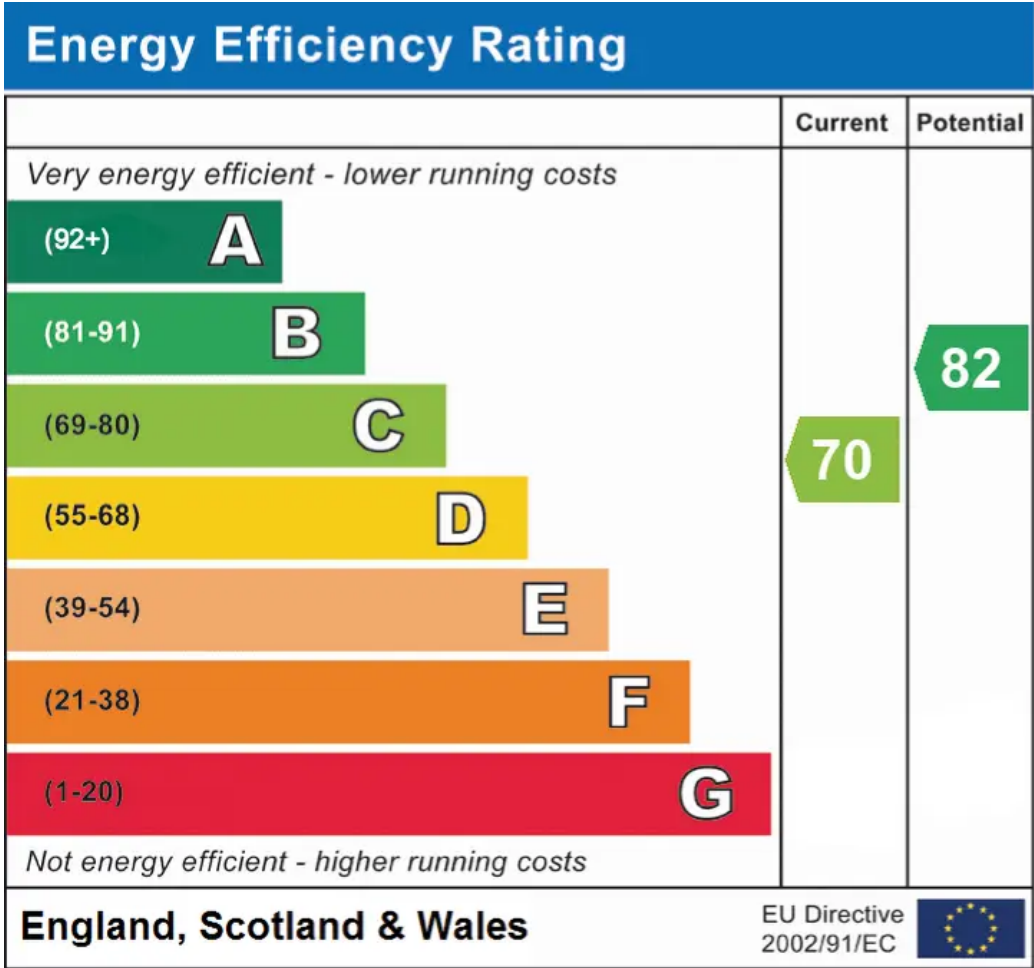
25.71 ft<sup>2</sup>

2.39 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



# Chinneck Shaw

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