



222 Hayling Avenue, Baffins

Offers in Region of £300,000

 chinneckshaw



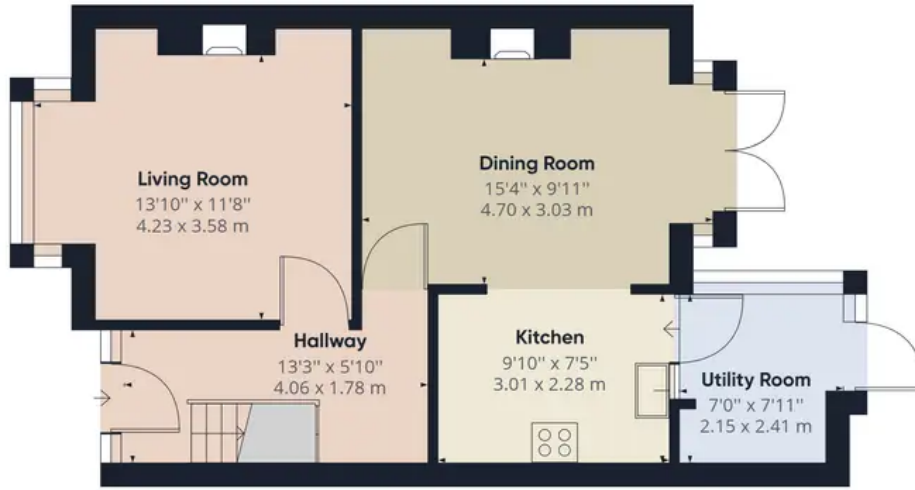
222 Hayling Avenue

Baffins, Portsmouth

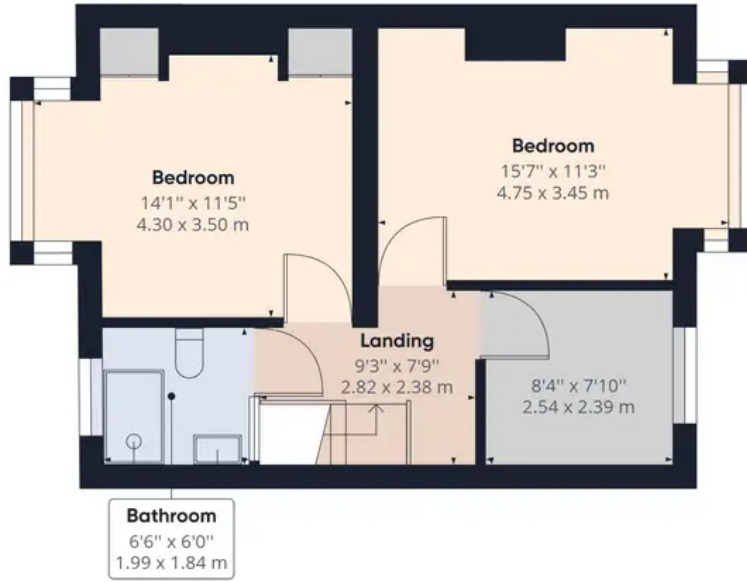
We are pleased to present this lovely three bedroom property, boasting a south facing garden and a garage, ideally situated close to the ever popular Baffins Pond. Upon entering the property, you are greeted by a welcoming hallway which leads you into the Lounge. This room is dominated by it's large bay window so is light and bright and a good shape for today's modern furniture. Next comes the heart of the home - the spacious open plan kitchen dining room. Great for hosting gatherings and entertaining loved ones. The kitchen features a range of fitted wall and base cabinets with ample storage space, perfect to prepare the Sunday Roast! The dining area offers plenty of space to enjoy meals and engage with family and friends. From the kitchen you'll find a walk through Utility area with space for the washing machine and boiler. This area then leads directly into the garden. Upstairs, you will discover three well-proportioned bedrooms, two good double size rooms and a third single bedroom. Last but not least comes the Shower Room boasting modern fixtures and fittings. Outside there is a large south facing garden, perfect for soaking up the sun or enjoying alfresco dining. There is also a garage here too so a good space for storage or to house your car? Located close to the picturesque Baffins Pond, this is a great opportunity to live in this family orientated area close to shops, schools and outdoor spaces. Agents note: With so many families now needing a home/work space we feel there is lots of scope here to convert the loft (subject to any planning or building regulations) into a large useable space. The current owners use this space for storage at present so with changes this could give you an additional dimension and even perhaps increase it value long term?

Tenure - Freehold Council Tax Band - C





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1018.10 ft²

94.58 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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