



46 Hayling Avenue, Portsmouth

Offers in Region of £360,000

 chinneckshaw

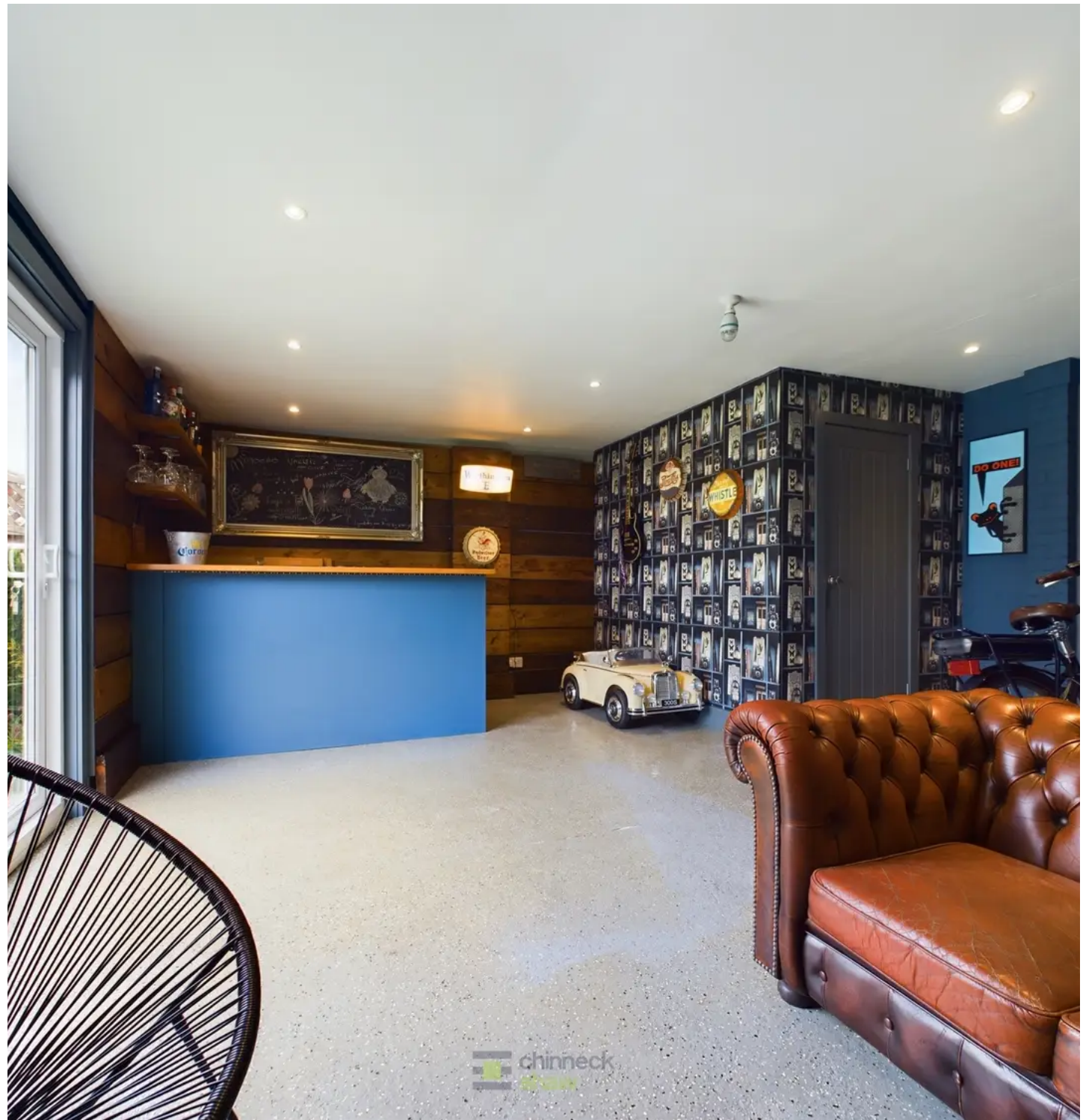


46 Hayling Avenue

Baffins, Portsmouth

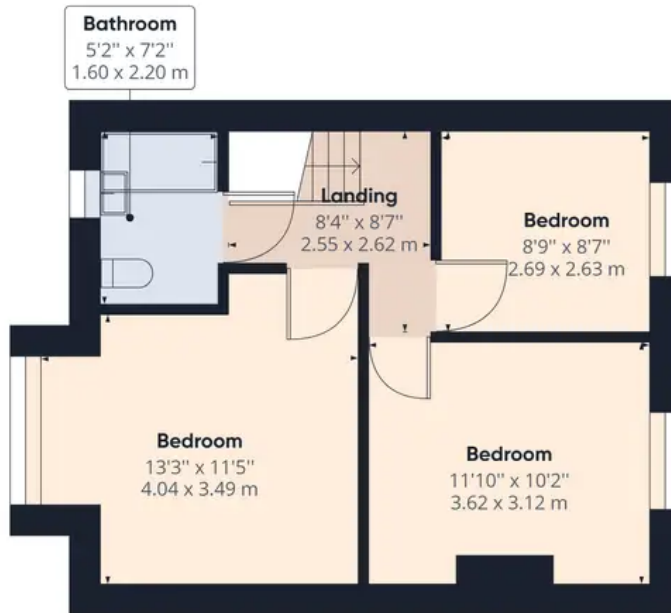
Beautifully presented, this three bedroom extended house in Hayling Ave, Baffins is stunning. Close to Baffins Pond it's also within easy walking distance to many local amenities including local shops, schools and parks so would make a great family home for those of you looking to move into the area. The current owners have loved living here for many years and in that time have continuously improved/updated and extended it to the home you see today. They love living here but the time has come to try pastures new so here's your chance to buy this great home.

The entrance hall feels light and airy and leads through to the lounge which has a clean neutral décor with wooden flooring and a stunning feature fireplace. The large bay window also dominates this room making it a nice place to relax in front of the TV! Next you'll find our favourite part of the property...we love it! This 'Grand Design' inspired open plan Kitchen Dining Room has been designed and extended very well and with the double glazed French Doors open, brings the garden into this lovely part of the house. There is a cloakroom in the extension too which we feel is a must for growing families. The kitchen itself is well executed with a range of cream gloss slab style wall and base cabinets and flows around the room providing plenty of storage and countertop with space for a cooker, fridge-freezer and dishwasher. On the first floor are three bedrooms off a large landing. Two good sized double rooms and a further large single room to the rear. All the bedrooms are neutrally decorated and ready to move straight into. The bathroom has a modern white suite, with a shower over with contemporary tiling. Outside is where this house really shines. It's south facing with a good size patio almost ready made for those summer barbecues! Further down the garden you'll find a large central lawn with fence boundaries and shrub borders on either side. Last but certainly not least you then come to the Snug! Originally a double garage, this has been converted into one of those multi purpose rooms we just love. It's a TV room, a snug, a games room or whatever you want it to be? Indeed, if you wanted a garage

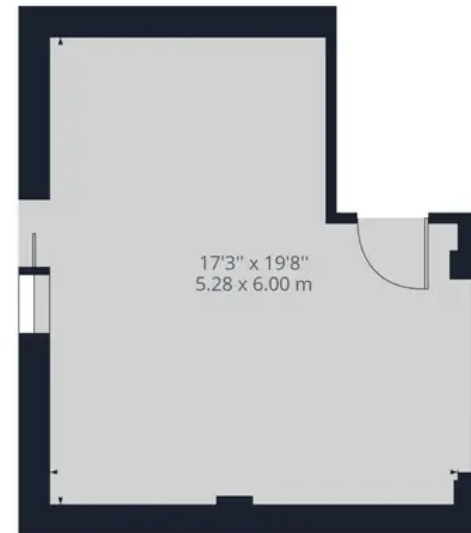




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1332.22 ft²

123.77 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.



Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.