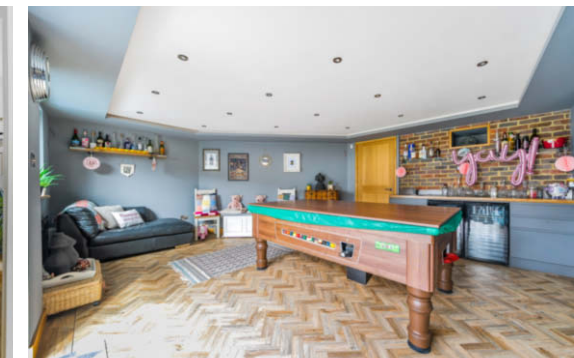


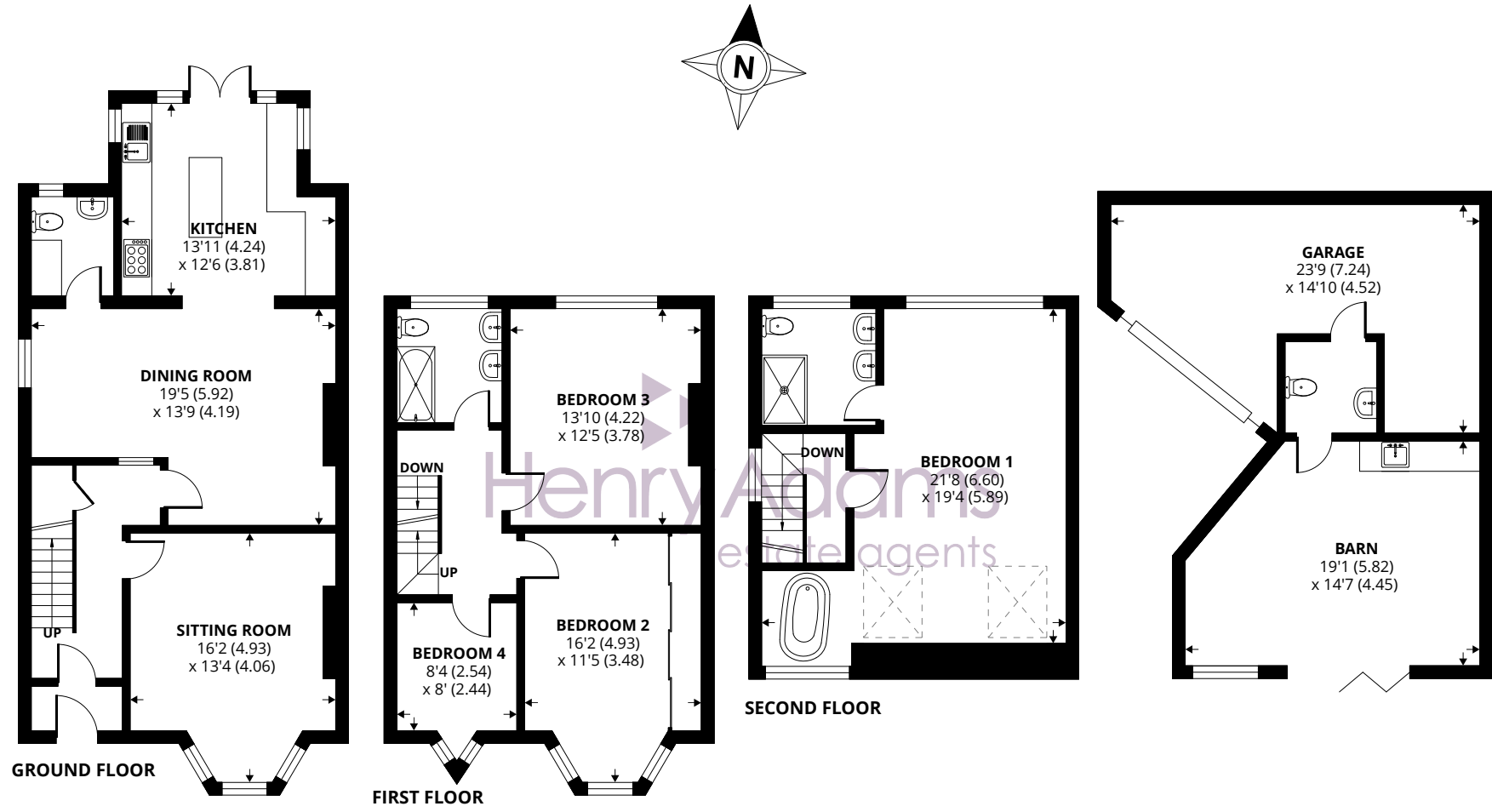


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- ▶ **Beautifully Presented Four Bedroom Semi-Detached Family**
- ▶ **Stylish Fitted Kitchen with Views out to Garden**
- ▶ **Barn / Games Room and Double Garage**
- ▶ **Character Features**
- ▶ **Three Bathrooms**
- ▶ **Panoramic Views**
- ▶ **Requested Location**

This beautifully presented four bedroom semi-detached family home offers a perfect blend of character features and modern amenities. Stepping through the front door, you are greeted by an inviting interior that exudes warmth and charm. The ground floor boasts two spacious reception rooms, ideal for both formal entertaining and relaxed family gatherings. The stylish fitted kitchen is a chef's delight, featuring modern appliances and ample storage space, with views that stretch out to the garden, creating a seamless indoor-outdoor connection. Upstairs, the property comprises four well-proportioned bedrooms, offering comfortable accommodation for the entire family. The master bedroom benefits from an ensuite bathroom, providing a private sanctuary for relaxation. In addition, the property boasts two more bathrooms, ensuring convenience and luxury for all residents and guests. A standout feature of the property is the barn/games room, providing a versatile space that can be tailored to suit a variety of needs, whether it be a playroom for children, a home gym, or a peaceful retreat for hobbies. The double garage offers secure parking and additional storage space, catering to the practical needs of modern living. Panoramic views from the property's vantage points provide a picturesque backdrop, creating a serene and tranquil environment that complements the comfortable lifestyle on offer. Whether enjoying your morning coffee or watching the sunset, these views are sure to captivate and inspire. Situated in a requested location, this property offers convenience and accessibility to a range of local amenities, schools, and transport links. The tranquil setting provides a respite from the hustle and bustle of every-day life, creating a welcoming retreat to come home to.





87 Woodfield Avenue, Farlington, Portsmouth

Approximate Area = 1765 sq ft / 164 sq m

Garage = 568 sq ft / 52.7 sq m

Total = 2333 sq ft / 216.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1123484

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

The property is situated within a short drive to the local amenities of Drayton and Purbrook and within easy reach of Portsmouth and Chichester. Excellent transport links are provided nearby via the A3(M) and the M27 and Cosham train station is located approximately 1.5 miles away. The nearby town of Havant offers comprehensive shopping facilities and a mainline railway station to London (Waterloo). The M27 offers access to Southampton in the west, Brighton to the east and Petersfield and London to the north. There are excellent schools, both state and private within easy reach, including South Downs College.

13th May 2024

