



**£479,995**  
**Park Avenue**  
Purbrook, PO7 5EZ



## PROPERTY SUMMARY

With its own private and protected woodland and a garden of approx 3/4 of an acre we are delighted to offer for sale this extended 3 bedroom semi detached property in Park Avenue, Purbrook. Properties like this rarely come to the market and early viewing is essential to fully appreciate all this wonderful family property has to offer. The property boasts 3 first floor bedrooms, 2 reception rooms, an extended kitchen/breakfast room, 2 bathrooms and a conservatory. Externally there is a garage with own driveway and a quite magnificent mature rear garden that simply has to be seen to be fully appreciated. The property is located close to local schools, shops and parklands and is also offered for sale with vacant possession. To avoid disappointment book your viewing with us today as sole agents!

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**ENTRANCE PORCH** Windows to front and side aspects, door to side, quarry tiled flooring, door to:

**ENTRANCE HALL** Window to side aspect, radiator, under stair cupboard, stairs to first floor, door to inner hall, doors to:

**LOUNGE** 13' 10" x 11' 11" (4.22m x 3.63m) Bay window to front aspect, 2 radiators, fireplace and surround.

**DINING ROOM** 17' 01" x 10' (5.21m x 3.05m) Double doors and windows to conservatory, 2 radiators, fireplace.

**INNER HALLWAY** Door and window to rear aspect, storage area, wall mounted boiler, door to:

**SHOWER ROOM** 7' 11" x 5' 11" (2.41m x 1.8m) Window to front aspect, heated towel rail, shower, WC, hand wash basin, bidet, fully tiled.

**KITCHEN/BREAKFAST ROOM** 23' 07" x 7' 05" (7.19m x 2.26m) Windows to rear and side aspects, door to conservatory, radiator, range of fitted cupboards, units and work surfaces, inset sink unit with mixer tap, integrated double oven, hob and extractor, plumbing for washing machine, space for appliances, breakfast bar.

**CONSERVATORY** 9' 02" x 8' 10" (2.79m x 2.69m) Windows and door to rear garden, radiator, lights, tiled flooring.

**FIRST FLOOR** Landing - Window to side aspect, access to loft, doors to:

**BEDROOM 1** 12' 02" x 11' 11" max (3.71m x 3.63m) Window to front aspect, radiator, built in wardrobe.

**BEDROOM 2** 12' 03" x 9' 11" (3.73m x 3.02m) Window to rear aspect, radiator, built in wardrobe.

**BEDROOM 3** 8' 11" max x 7' 06" max (2.72m x 2.29m) Window to rear aspect, radiator, built in cupboard housing tank.

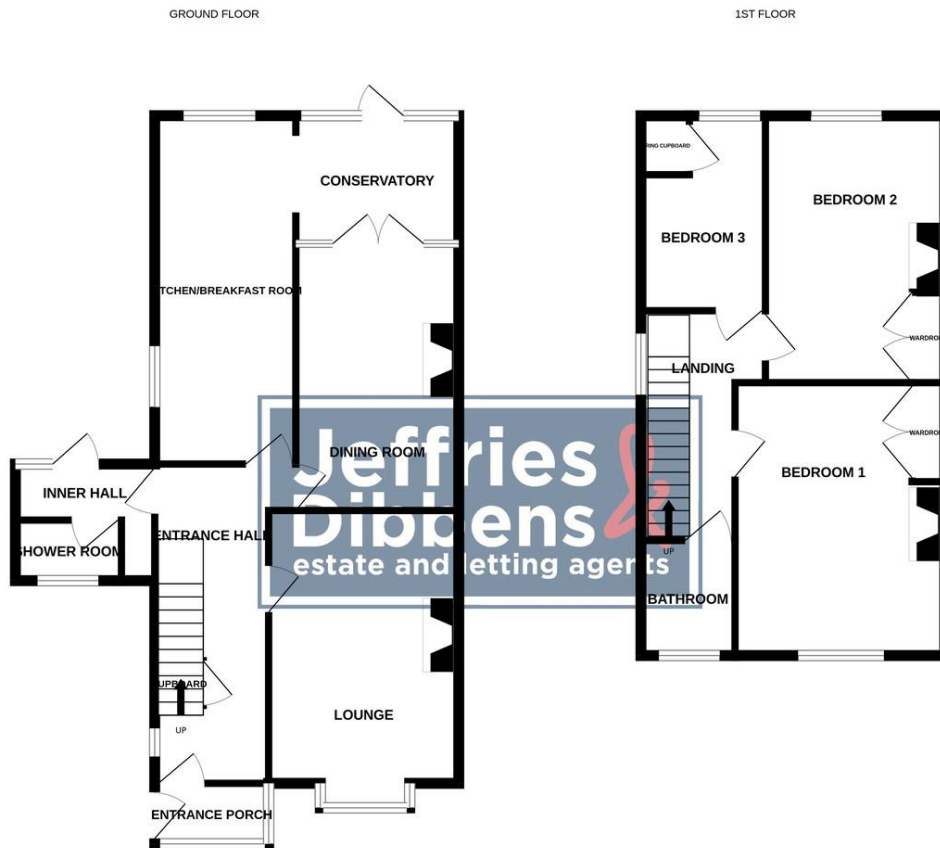
**BATHROOM** Window to front aspect, radiator, panelled bath with mixer tap and shower attachment, hand wash basin, WC, mostly tiled.

**OUTSIDE** Front - Good size front garden which is mostly paved and shingled, own driveway approached via double gates and leading to:

**GARAGE** Double doors to front, window and door to rear garden, light and power.

**REAR GARDEN** Extensive mature rear garden which covers approx 3/4 of an acre, 2 large lawned areas with mature flowers, borders and shrubs, courtyard area with gated access to front, very large wooded area with an array of mature trees which are all protected with tree preservation orders, timber shed, outside lighting.





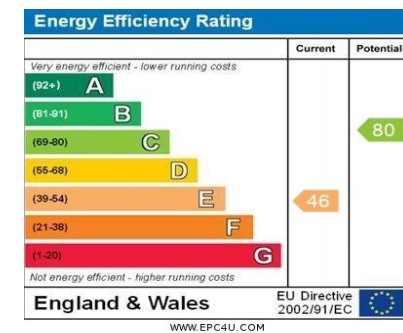
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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