

# ARDEN & WAY

BLOCK MANAGEMENT & LETTINGS



106 Vernon Road

, Portsmouth, PO3 5DS

Asking price £425,000

Arden & Way are pleased to bring to the sales market this extensive semi-detached five bed family home, offering approximately 1,893 sq ft of beautifully presented living space arranged over three floors.

The ground floor comprises a welcoming entrance hall leading into an impressive 28ft open-plan kitchen, dining and family area. This contemporary space features a central island with breakfast bar and bi-folding doors opening onto a large rear garden, creating an ideal setting for both everyday living and entertaining. In addition, there is a separate formal lounge to the front of the property, complete with a stylish media wall incorporating a feature fireplace. A utility/shower room and additional storage complete the ground floor.

To the first floor are three well-proportioned bedrooms and a striking family bathroom. The top floor offers two further bedrooms along with an additional bathroom, providing flexible accommodation for growing families or those working from home.

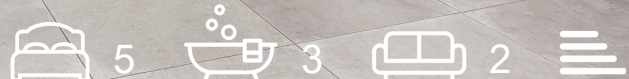
Externally, the property benefits from side access and a generous, low maintenance rear garden. A detached double garage is also included, with planning permission granted for a double-storey extension above.

The property is presented in excellent condition throughout, having been refurbished to a high standard, and further benefits from central heating, double glazing, and air conditioning.

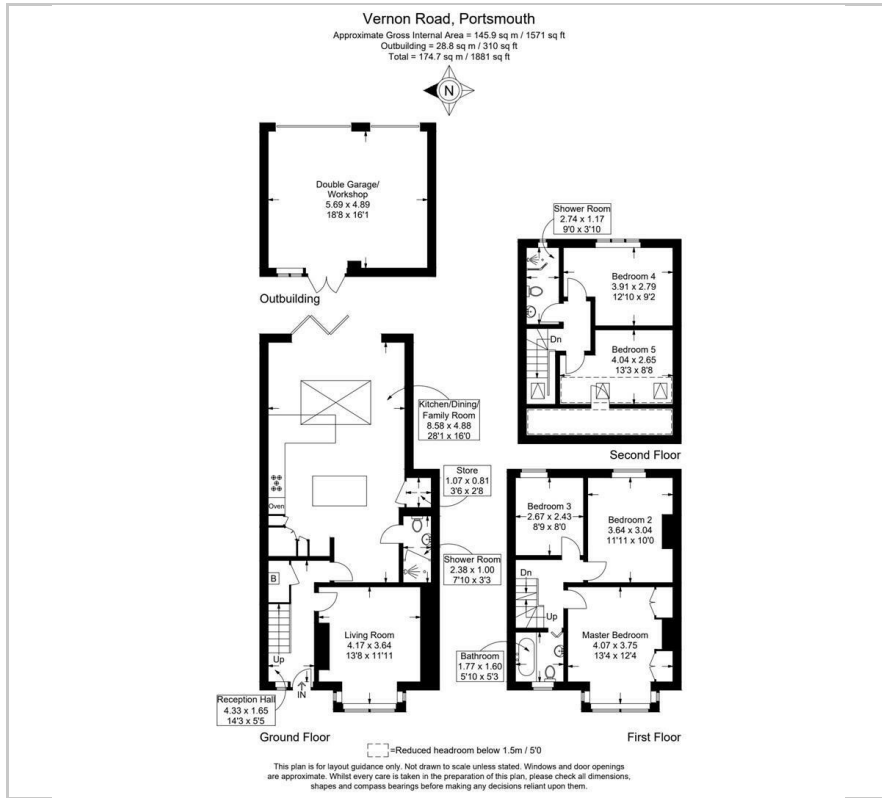
- Semi Detached house
- Double garage and Parking
- Gas central heating and double glazing
- Modern decor throughout
- Open plan kitchen diner with bifold
- Large rear garden
- Three bathrooms
- Five Bedrooms
- Three floor living accommodation

## Viewing

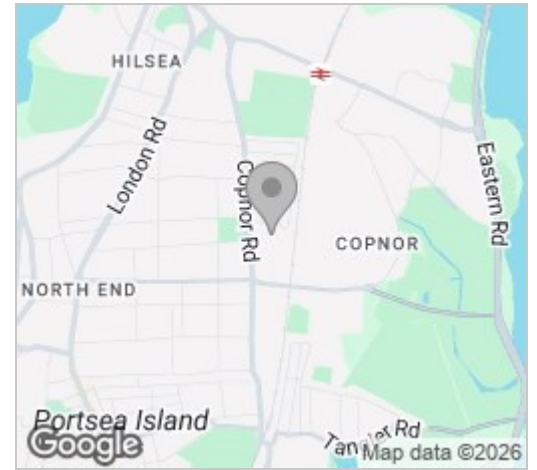
Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



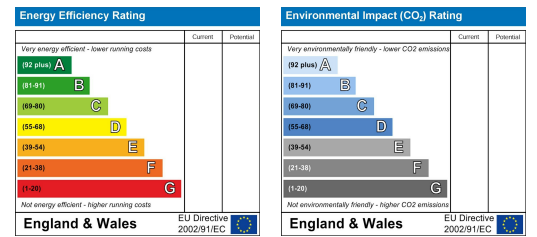
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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