

40 HILLTOP CRESCENT

PORTSMOUTH | HAMPSHIRE | PO6 1BD



£700,000
Freehold

- Four Double Bedroom Detached House
- Requested Hillslope Cul-De-Sac Location
- Generous Front and Rear Gardens
- Far Reaching Views of Surrounding Area
- Two En-Suites and Family Bathroom
- Living Room, Dining Room and Garden Room
- Fitted Kitchen and Integral Garage
- Approximate Internal Area = 2220 Sq Ft

**FRY &
KENT**



In Brief

Fry and Kent have the pleasure in offering for sale this generous sized and extended detached family home which is situated in one of the most popular residential locations within the area. The property enjoys far reaching views towards the Meon Valley and Butser Hill. Offering easy access to local amenities, bus routes and rail links, the property is also within the catchment area for Court Lane and Springfield School. The accommodation is arranged over two floors and comprises; entrance porch, entrance hallway, living room with a feature wood burner, garden room with roof lantern, dining room, kitchen with a pantry area, cloakroom and integral garage on the ground floor. On the first floor are four double bedrooms, two of which benefit from en-suite facilities. The family bathroom is also situated on the first floor and comprises a four piece suite. To the rear is a landscaped garden, mainly laid to lawn with mature flower and shrub borders. A raised decking area adjoins the back of the property, perfect for entertaining. To the front is a block paved driveway leading to the garage and a landscaped front garden. Early internal viewing is strongly recommended to appreciate both the accommodation and location on offer.

£700,000

KEY FACTS

This Property Is Freehold

EPC Rating – C

Council Tax Band – E

Total Approximate Floor Area – 2222 Sq Ft (Includes Garage)



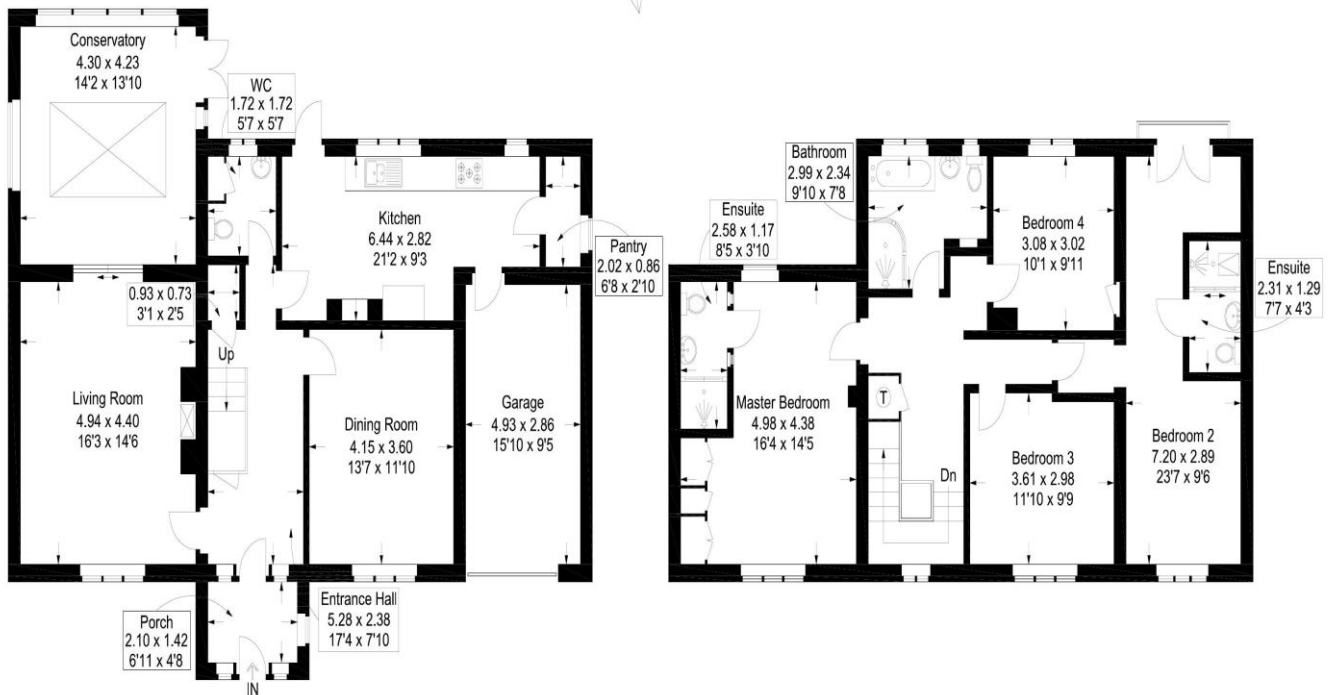
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Hilltop Crescent, Cosham

Approximate Gross Internal Area = 206.2 sq m / 2220 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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