

# STATION ROAD

DRAYTON | PORTSMOUTH | PO6 1PU



£375,000

Freehold

- Well Presented Semi-Detached Residence
- Lounge/Dining Room, Garden Room, Study
- Spacious, Open Plan Living Accommodation
- Modern Kitchen with Appliances, Cloakroom
- Contemporary Styled Shower Room
- Stunning, Private Rear Garden - with Additional Plot
- Off Road Parking for Two Cars
- Popular Residential Location close to Amenities





## In Brief

We are excited to bring to the market, this **BEAUTIFULLY** presented three bedroom **SEMI-DETACHED** house, which offers spacious accommodation, off road parking and a **STUNNING REAR GARDEN**. Located in a quiet location, the property lies just a short distance from transport and commuter links, local amenities, Drayton Park - and also falls within the catchment area for both Court Lane and Springfield schools. Boasting the ever popular open plan layout, together with well-proportioned rooms, a useful study/hobbies room, underfloor heating and an additional garden plot to rear, making this a truly **FANTASTIC FAMILY HOME**. In brief, the accommodation comprises: - Entrance Porch, Downstairs Cloakroom, Study (formally the integral garage), modern Stylishly Designed Kitchen with Appliances, Open Plan Lounge/Dining Room opening into Garden Room with doors leading out to Rear Garden. Stairs leading to first floor with feature light/sun tunnel above, Three Bedrooms and a contemporary Shower Room. There is a useful storage/airing cupboard on the landing which houses the boiler. Outside, there is block paved hard standing approach providing ample parking for 2 cars. Side pedestrian access leads through to a delightful Rear Garden, beautifully secluded by well-established trees and bushes. There is paved patio area adjoining the house - perfect for entertaining or relaxing and enjoying the tranquil of this rather super garden. In addition to this, there is a separate area of land to the rear of the fence which belongs to the property, currently being used as a vegetable plot, with a useful storage shed and a greenhouse. We do urge all potential buyers to contact us immediately, so as not to miss out!

**£375,000**

## KEY FACTS

Tenure : Freehold  
EPC : C  
Council Tax Band : C





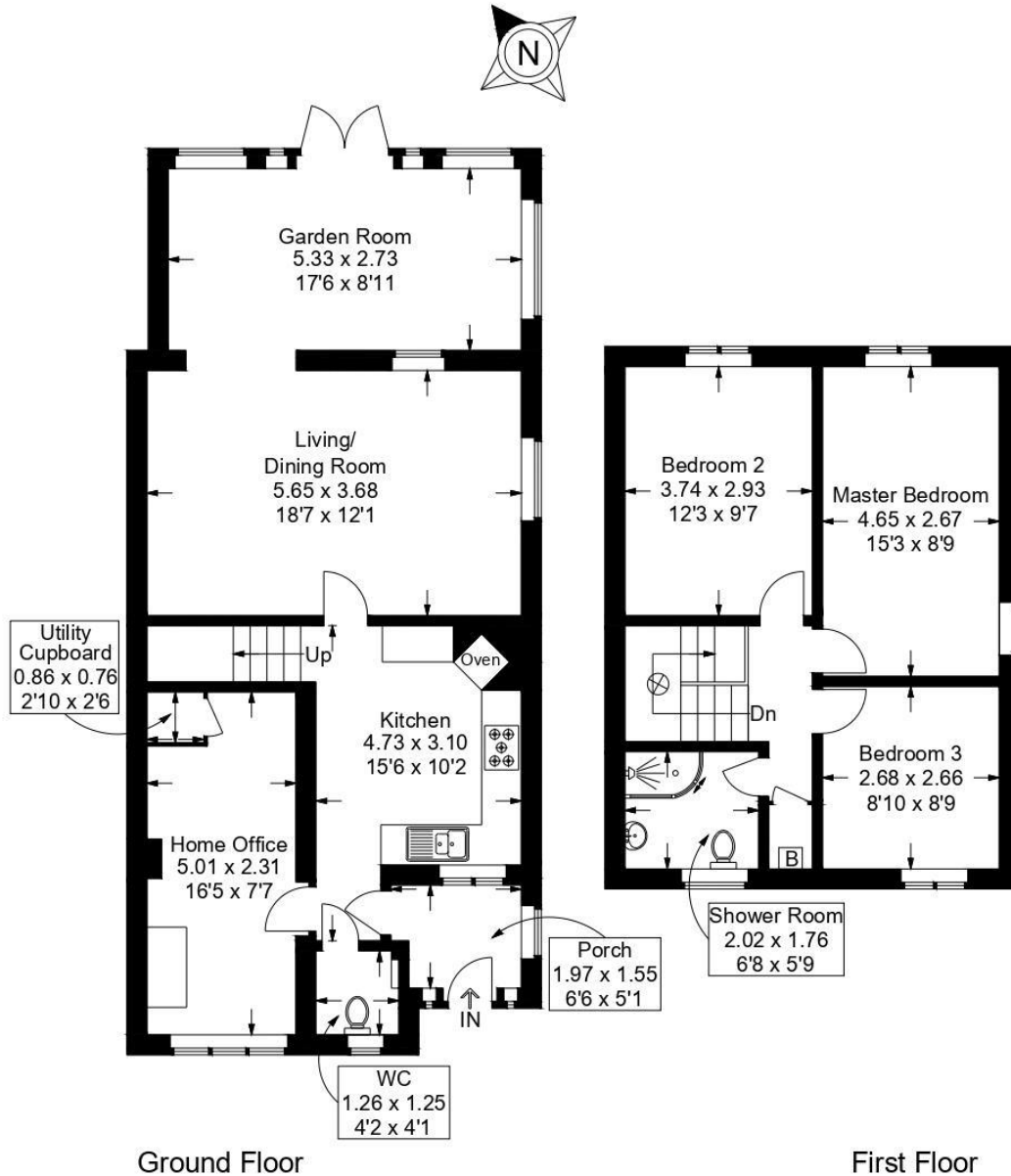
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## Station Road, Drayton

Approximate Gross Internal Area = 114.2 sq m / 1230 sq ft



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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