



FOR SALE

£450,000

3 Waverley Road, Drayton,
Portsmouth, PO6 1RA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

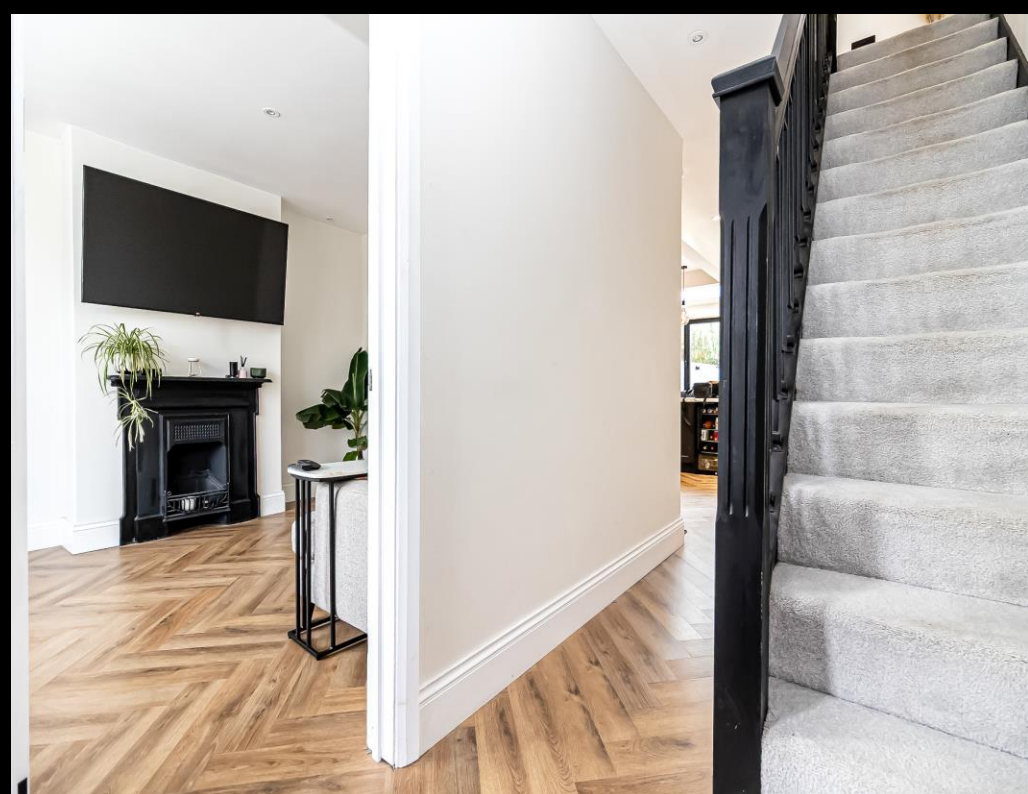
A Stunning, Extended Family Home in the Heart of Drayton This impressive, greatly extended three-bedroom semi-detached home offers style, space, and sophistication in equal measure — complete with off-road parking for multiple vehicles and a garage with power and lighting. Perfectly positioned on Waverley Road in Drayton, this modern family home is just moments from sought-after local amenities, schools, and transport links. Having been tastefully updated and modernised by the current homeowners in recent years, the property showcases an exceptional standard of finish throughout. Upon entering, the inviting hallway sets the tone — bright, airy, and immaculately presented. The front living room is warm and welcoming, featuring a beautiful bay window that floods the space with natural light and a striking feature fireplace that serves as the perfect focal point. To the rear lies the true heart of the home — a breathtaking open-plan kitchen and dining area designed for modern living. The kitchen boasts high-quality fitted units, integrated appliances, and a stylish breakfast bar, ideal for casual dining. A pitched skylight and bi-folding doors draw in an abundance of natural light, seamlessly connecting the indoor space to the west-facing garden beyond. Outside, the 48ft landscaped garden offers an excellent balance of practicality and style — with a raised decked entertaining area, a well-kept lawn, and raised flower beds adding character and charm. The garden also provides direct access to the garage, a versatile space that could serve as a workshop, gym, or hobby room. Upstairs, there are three generously sized bedrooms, each thoughtfully decorated in a modern, neutral palette. The contemporary family bathroom suite has been finished to a high standard, offering both comfort and luxury. Further benefits include double glazing, gas central heating, and the peace of mind that comes with owning a beautifully maintained home in one of Drayton's most desirable residential locations. This property truly needs to be seen to be fully appreciated — an exceptional home ready to move straight into. For more information or to arrange your viewing, please contact the Lawson Rose Sales Team today.

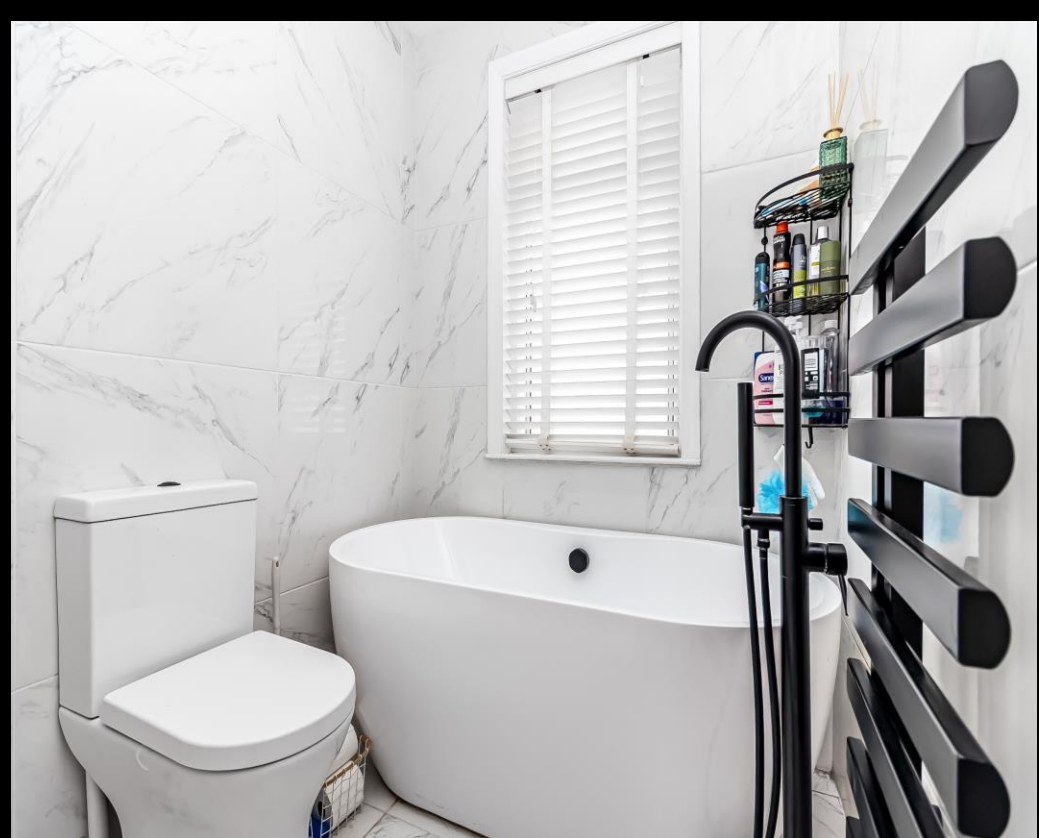
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

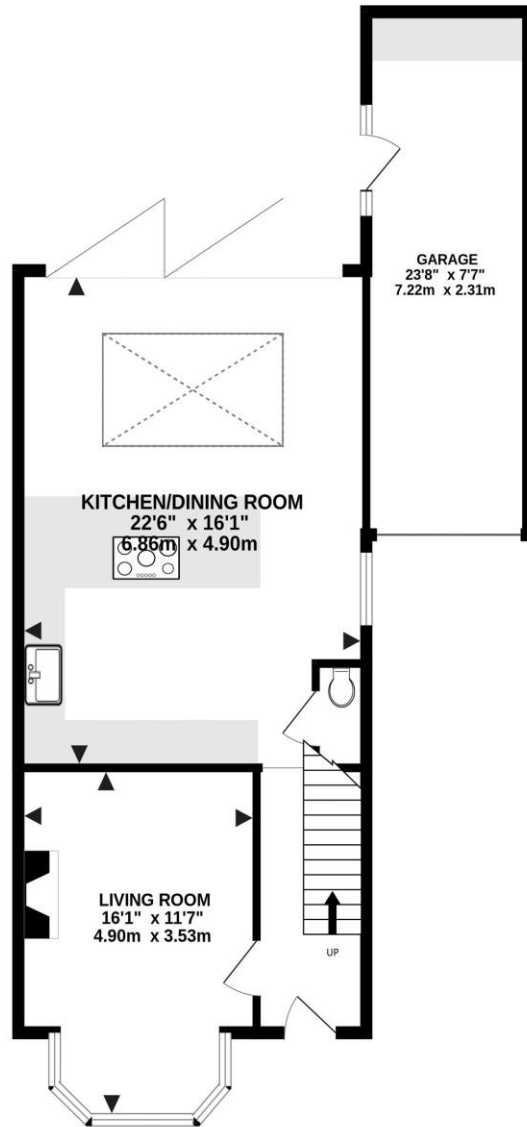


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131 Winter Road, Southsea, PO4 8DS

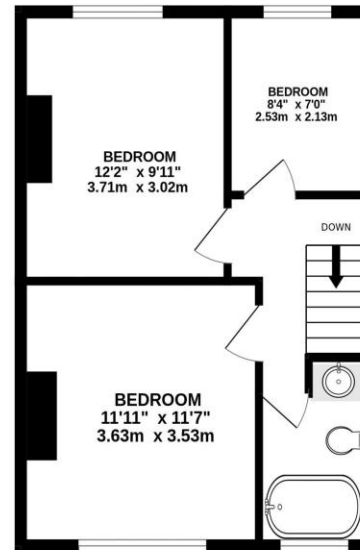




GROUND FLOOR



1ST FLOOR



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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3 Waverley Road, Drayton, PO6 1RA

Energy rating

E

Valid until 21.10.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.