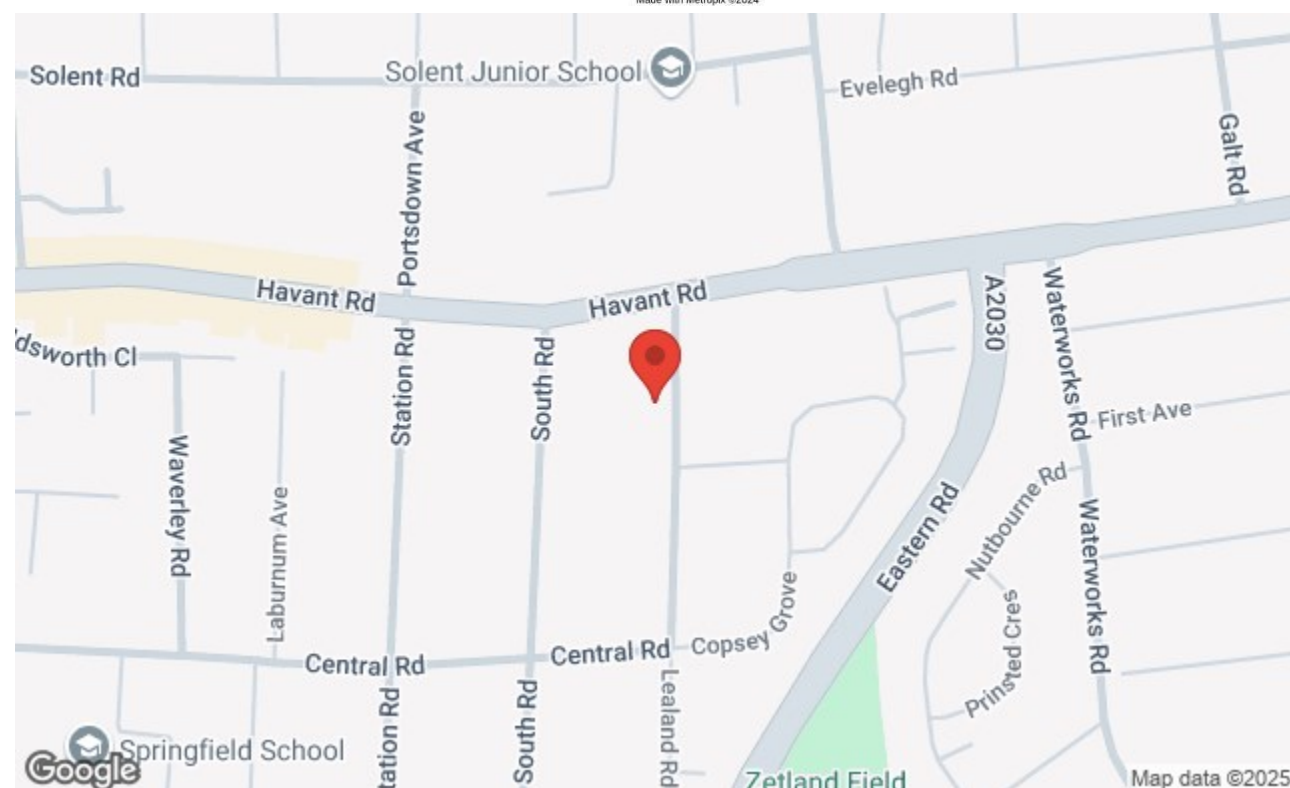


TOTAL FLOOR AREA : 2531 sq.ft. (235.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



FOR SALE

Asking Price £625,000

Lealand Road, Portsmouth PO6 1LY

bernards
THE ESTATE AGENTS



5 4 2

HIGHLIGHTS

- ❖ FIVE BEDROOMS
- ❖ CIRCA 2600 SQFT
- ❖ 25FT OPEN PLAN KITCHEN / DINER
- ❖ TWO EN-SUITES
- ❖ OUTBUILDING/BAR/ GYM
- ❖ WEST FACING REAR GARDEN
- ❖ OFF ROAD PARKING / DRIVE
- ❖ GOOD SCHOOL CATCHMENT AREA
- ❖ FINISHED TO A HIGH STANDARD
- ❖ LOUNGE / CINEMA ROOM

****FIVE BEDROOM, EXTENDED FAMILY HOME ****

WE are delighted to welcome to the sales market this extended five bedroom detached property in the much sought after location of Lealand road , Drayton.

The current owners have finished the property to a high standard and increased its footprint to over 2600 sqft,

The ground floor layout boasts two bedrooms with en-suites, 26ft open plan kitchen / diner with bi-fold doors to the garden and a utility room.

Add in the 16ft lounge , another toilet and the converted garage to a home Gym !

Moving upstairs you have the other three bedrooms, one being a 21ft main bedroom, and the family bathroom.

Outside to the rear a westerly facing garden with raised decking and a full equipped Bar !

To the front you have drive with off road parking for multiple cars.

So if your looking for 5 bedrooms, 3 bathrooms, 4 toilets and a large open kitchen / diner in Drayton, this is the perfect home.

Call Bernards on 02392 728091

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
16'4" x 12'7" (4.99 x 3.84)

KITCHEN / DINER
25'11" x 19'5" (7.92 x 5.94)

WC

GYM / CONVERTED GARAGE
16'7" x 14'1" max (5.07 x 4.31 max)

BEDROOM FOUR
12'7" x 10'6" (3.86 x 3.21)

EN-SUITE
10'7" x 9'10" (3.25 x 3)

BEDROOM FIVE
15'2" x 10'8" (4.63 x 3.26)

EN-SUITE

UTILITY ROOM

BEDROOM ONE
21'7" x 19'5" (6.58 x 5.94)

BEDROOM TWO
20'8" x 11'1" into bay (6.32 x 3.38 into bay)

BEDROOM THREE
20'11" x 11'3" into bay (6.38 x 3.45 into bay)

BATHROOM
7'6" x 6'5" (2.31 x 1.96)

GARDEN BAR
21'3" x 7'8" (6.50 x 2.35)

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy

of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (82 plus) A		
(81-81) B		
(80-80) C		
(55-68) D		
(55-68) E		
(39-54) F		
(21-38) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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