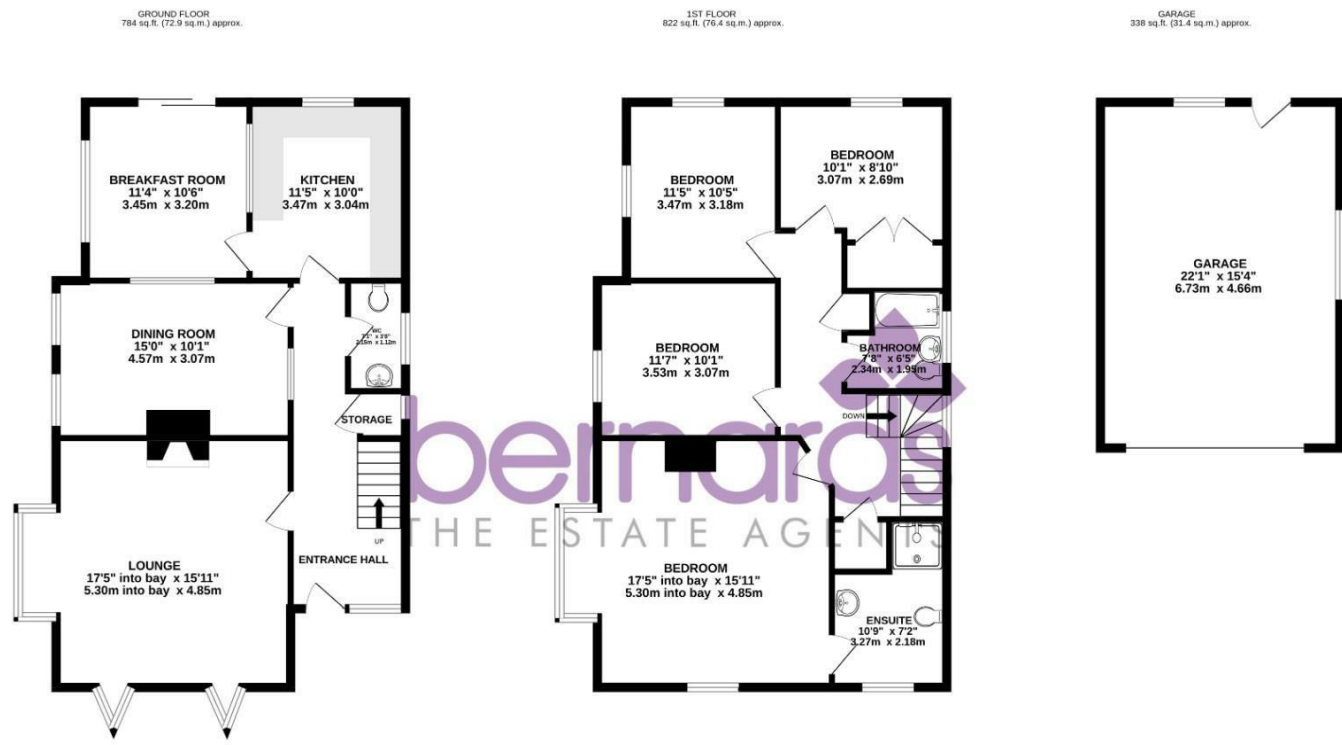


FOR SALE

Offers Over £800,000

Drayton Lane, Portsmouth PO6 1HG

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 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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4 bedrooms, 2 bathrooms, 3 reception rooms

HIGHLIGHTS

- ❖ SOUGHT AFTER LOCATION
- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ LARGE DRIVEWAY
- ❖ THREE RECEPTION ROOMS
- ❖ EXTENDED TO REAR
- ❖ DETACHED GARAGE
- ❖ EN-SUITE TO MASTER BEDROOM
- ❖ LARGE REAR GARDEN
- ❖ ONE NOT TO BE MISSED

****DRAYTON LANE LOCATION...FULL OF POTENTIAL****

Houses in this location of this size do not come up very often and this one is one not to be missed.

Positioned in Drayton Lane this four bedroom detached house has been a family home since the 1970's.

As you first approach the home you will walk up the large driveway giving plenty of space for off road parking for multiple cars. As you enter the entrance hall you experience a feeling of space and light. Into the lounge with its double aspect windows and open fire you can see why the current owners have stayed so long. The dining

room is next along the hallway with a picture window into the breakfast room. The kitchen looks over the vast rear garden and into the breakfast room with sliding doors to the rear.

Upstairs there are four bedrooms with an en-suite to the master and a family bathroom.

Outside there is a detached garage with an electric up and over door giving easy access to park the car or for storage.

The rear garden is an amazing space for entertaining and will keep those keen gardeners busy with the trees and shrubs.

This property is one not to be missed, contact us today to book a viewing.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

17'4" x 15'10" (5.30 x 4.85)

DINING ROOM

14'11" x 10'0" (4.57 x 3.07)

KITCHEN

11'4" x 9'11" (3.47 x 3.04)

BREAKFAST ROOM

11'3" x 10'5" (3.45 x 3.20)

W.C.

10'4" x 3'8" (3.15 x 1.12)

LANDING

BEDROOM 1

17'4" x 15'10" (5.30 x 4.85)

EN-SUITE

10'8" x 7'1" (3.27 x 2.18)

BEDROOM 2

11'6" x 10'0" (3.53 x 3.07)

BEDROOM 3

11'4" x 10'5" (3.47 x 3.18)

BEDROOM 4

10'0" x 8'9" (3.07 x 2.69)

BATHROOM

7'8" x 6'4" (2.34 x 1.95)

GARDEN

GARAGE

22'0" x 15'3" (6.73 x 4.66)

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.

COUNCIL TAX BAND F £2998



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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