



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1236721



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



Offers In Excess Of £500,000

Station Road, Portsmouth PO6 1PL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI DETACHED
- ❖ EXTENDED TO REAR
- ❖ LOFT EXTENSION
- ❖ EN-SUITE TO MASTER
- ❖ OPEN PLAN LIVING
- ❖ STUDIO ROOM IN GARDEN
- ❖ OFF ROAD PARKING
- ❖ DRAYTON LOCATION
- ❖ A MUST VIEW

Nestled in the sought-after area of Drayton, Portsmouth, this charming extended semi-detached family home on Station Road offers a perfect blend of modern living and traditional comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by two inviting reception rooms that provide a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The heart of the home is the open-plan living area at the rear, which seamlessly connects the kitchen and dining space, creating an ideal environment for family gatherings and social occasions.

The property boasts two well-appointed

bathrooms, ensuring convenience for busy family life. Additionally, the garden features a delightful studio room, which can serve as a home office, art studio, or a quiet retreat, offering versatility to suit your lifestyle needs.

Off-road parking is a valuable asset in this desirable location, providing ease and security for your vehicles. The surrounding area of Drayton is known for its community spirit and excellent local amenities, making it a perfect place for families to settle down.

This four-bedroom home is not just a property; it is a place where memories can be made. With its spacious layout, modern features, and prime location, it presents an exceptional opportunity for those looking to embrace a comfortable family lifestyle in Portsmouth. Do not miss the chance to make this wonderful house your new home.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
13'6" x 12'5" (4.14 x 3.81)

FAMILY ROOM
11'10" x 11'3" (3.63 x 3.43)

KITCHEN/DINER
17'10" x 14'0" (5.44 x 4.27)

UTILITY ROOM
8'11" x 6'11" (2.72 x 2.13)

W.C.

LANDING

BEDROOM 2
14'2" x 10'11" (4.32 x 3.33)

BEDROOM 3
12'0" x 10'9" (3.66 x 3.28)

BEDROOM 4
7'3" x 8'0" (2.21 x 2.44)

BATHROOM
8'5" x 6'7" (2.59 x 2.01)

LANDING

BEDROOM 1
19'3" x 16'9" (5.87 x 5.13)

EN-SUITE
6'2" x 5'4" (1.88 x 1.63)

GARDEN

STUDIO
19'7" x 14'9" (5.97 x 4.50)

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 D
£2075



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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