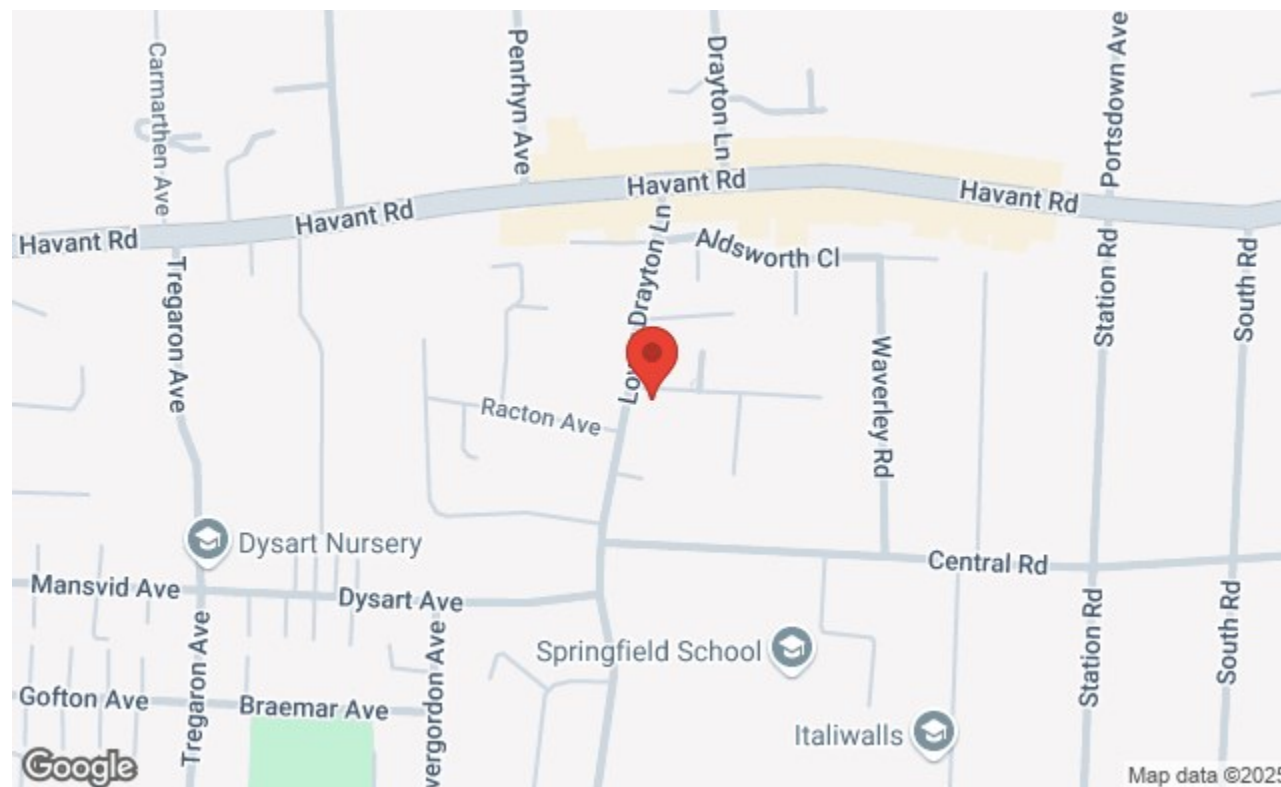


Lower Drayton Lane, Drayton, Portsmouth, PO6

Approximate Area = 2163 sq ft / 200.9 sq m
 Limited Use Area(s) = 123 sq ft / 11.4 sq m
 Garage = 203 sq ft / 18.8 sq m
 Total = 2489 sq ft / 231.1 sq m
 For identification only - Not to scale



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: 1238541



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



FOR SALE

Asking Price £625,000

Lower Drayton Lane, Portsmouth PO6 2EN

bernards
 THE ESTATE AGENTS



4 BEDROOMS 2 BATHS 2 STUDIES 2 RECEPTION ROOMS

HIGHLIGHTS

- 4 BEDROOMS
- EXTENDED END OF TERRACE
- KITCHEN/BREAKFAST ROOM
- FAMILY ROOM/DINING AREA
- SEPARATE STUDY
- SUNKEN SPA BATH
- EN-SUITE BATHROOM
- GARAGE
- LANDSCAPED GARDEN
- NO ONWARD CHAIN

Nestled in the charming area of Lower Drayton Lane, this delightful extended end-of-terrace house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease. In addition a separate study for those working from home.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which creates a warm and welcoming atmosphere. This space is perfect for family meals or socialising with friends, allowing for a seamless flow between cooking and dining.

The property also boasts a well-maintained bathroom with sunken spa bath, ensuring convenience for all residents. Outside, you will find a beautifully landscaped rear garden, providing a tranquil retreat for outdoor enjoyment. Whether you wish to host summer barbecues or simply unwind in the fresh air, this garden is a true gem.

Additionally, the property features a garage to the rear and a driveway at the front, offering valuable off-street parking and storage options.

This home is truly something special and not to be missed. With its desirable location and thoughtful design, it presents an excellent opportunity for those looking to settle in a vibrant community. We invite you to come and experience the charm of this property for yourself.

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



PROPERTY INFORMATION

ENTRANCE

LOUNGE

14'8" 12'7" (4.48 x 3.85)

STUDY

10'7" x 8'7" (3.23 x 2.62)

W.C

KITCHEN/BREAKFAST ROOM

18'10" x 16'7" (5.75 x 5.07)

FAMILY ROOM/DINING AREA

34'6" x 12'4" (10.53 x 3.77)

LANDING

BEDROOM 2

15'4" x 12'5" (4.69 x 3.79)

BEDROOM 3

13'2" x 12'10" (4.02 x 3.93)

BEDROOM 4

10'1" x 8'7" (3.09 x 2.62)

UTILITY ROOM

5'10" x 5'8" (1.78 x 1.73)

BATHROOM

14'4" x 8'8" (4.37 x 2.65)

LANDING

BEDROOM 1

16'10" x 14'2" (5.14 x 4.34)

BATHROOM

12'2" x 9'8" (3.73 x 2.96)

GARDEN

GARAGE

24'3" x 8'10" (7.40 x 2.71)

COUNCIL TAX BAND E

£2537

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		
(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	67	74
England & Wales		



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