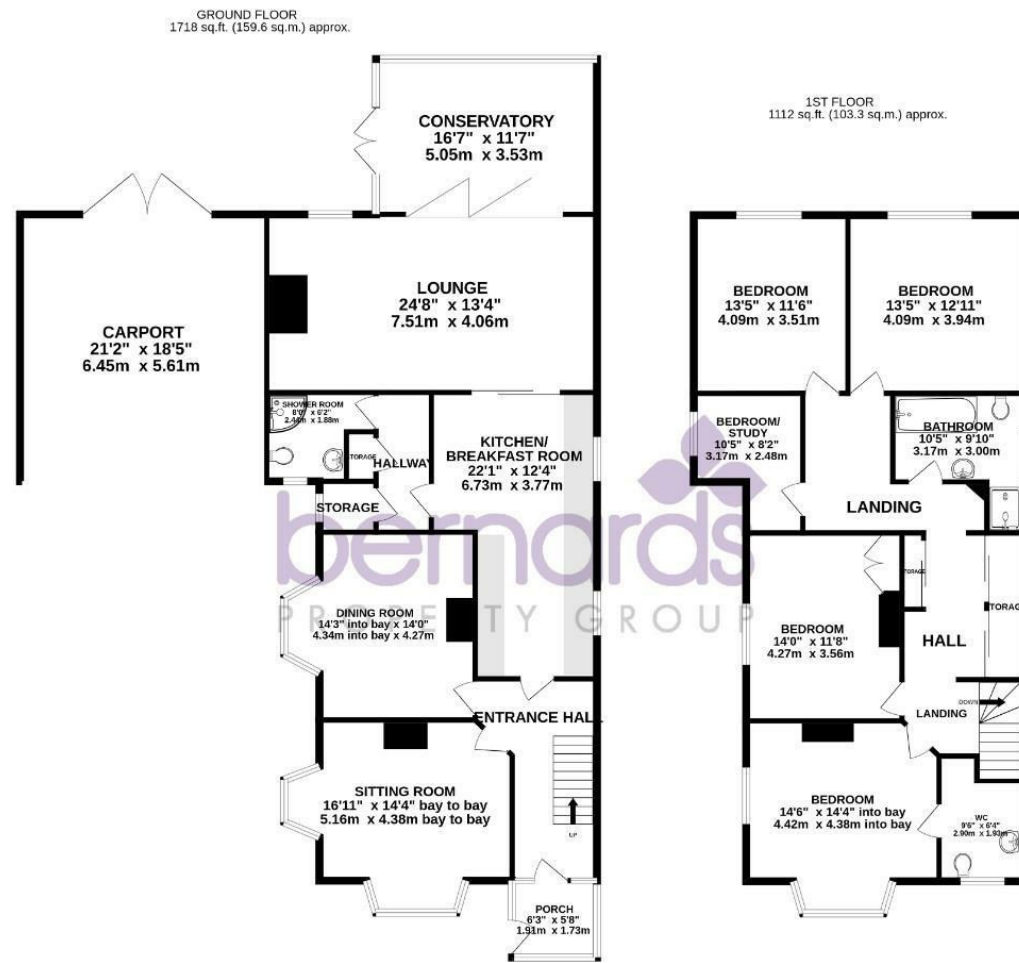


FOR SALE

Offers In Excess Of £900,000

Drayton Lane, Portsmouth PO6 1HG

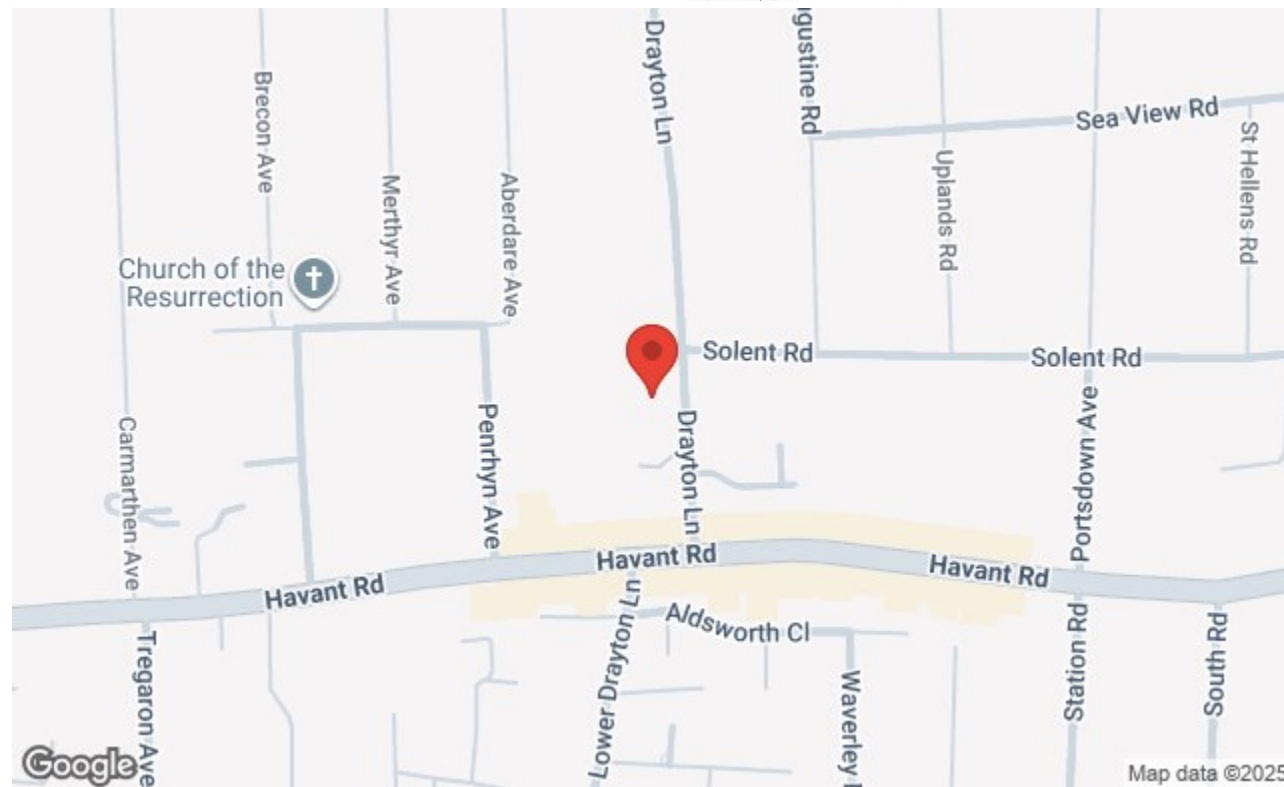
bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 2830 sq.ft. (262.9 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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## HIGHLIGHTS

- ❖ DETACHED PROPERTY
- ❖ FOUR / FIVE BEDROOMS
- ❖ SOUGHT AFTER DRAYTON LANE LOCATION
- ❖ FOUR RECEPTION ROOMS
- ❖ 22FT KITCHEN / BREAKFAST ROOM
- ❖ CIRCA 100FT EAST FACING REAR GARDEN
- ❖ DRIVE
- ❖ PARKING FOR MULTIPLE CARS
- ❖ CIRCA 2800 SQFT OF FLOOR SPACE
- ❖ CONSERVATORY

Nestled in the highly sought-after Drayton Lane, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With a generous 2800 square feet of floor space, the property boasts four to five well-proportioned reception rooms, providing ample room for both relaxation and entertainment.

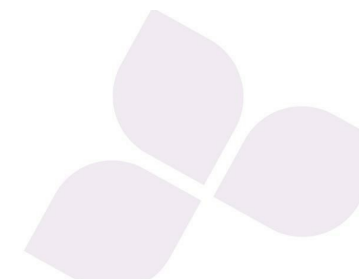
Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The kitchen/breakfast room is a delightful space, perfect for casual dining, while the elegant dining room is ideal for hosting family gatherings. There is two sitting / lounges and a conservatory that adds a touch of charm, allowing natural light to flood in and offering a serene view of the expansive east-facing rear garden, which extends over 100 feet, perfect for outdoor activities and gardening enthusiasts.

The property features five spacious bedrooms, ensuring that everyone has their own private retreat. The family bathroom and an additional shower room provide convenience for busy mornings and family life.

Off-road parking is available, with a drive that accommodates multiple vehicles, adding to the practicality of this wonderful home.

This property on Drayton Lane is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. With its prime location and ample living space, it is a rare find in the Portsmouth area. Do not miss the opportunity to make this exceptional property your new home.

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

**PORCH**  
6'3" x 5'8" (1.91 x 1.73)

**ENTRANCE HALL**

**SITTING ROOM**  
16'11" x 14'4" into bay (5.16 x 4.38 into bay)

**DINING ROOM**  
14'2" x 14'0" (4.34 x 4.27)

**SHOWER ROOM**  
8'0" x 6'2" (2.44 x 1.89)

**KITCHEN / BREAKFAST ROOM**  
22'0" x 12'4" (6.73 x 3.77)

**LOUNGE**  
24'7" x 13'3" (7.51 x 4.06)

**CONSERVATORY**  
16'6" x 11'6" (5.05 x 3.53)

**LANDING / HALLWAY**

**BEDROOM ONE**  
14'6" x 14'4" into bay (4.42 x 4.38 into bay)

**ENSUITE**  
9'9" x 6'3" (2.99 x 1.91)

**BEDROOM FOUR**  
14'0" x 11'8" (4.27 x 3.56)

**BATHROOM**  
10'4" x 9'10" (3.17 x 3.00)

**BEDROOM THREE**  
13'5" x 11'6" (4.09 x 3.51)

**BEDROOM TWO**  
13'5" x 12'11" (4.09 x 3.94)

**STUDY / BEDROOM FIVE**  
10'4" x 8'1" (3.17 x 2.48)

**CARPORT**  
21'1" x 18'4" (6.45 x 5.61)

**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			
(92-100) 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		76	60
England & Wales			



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