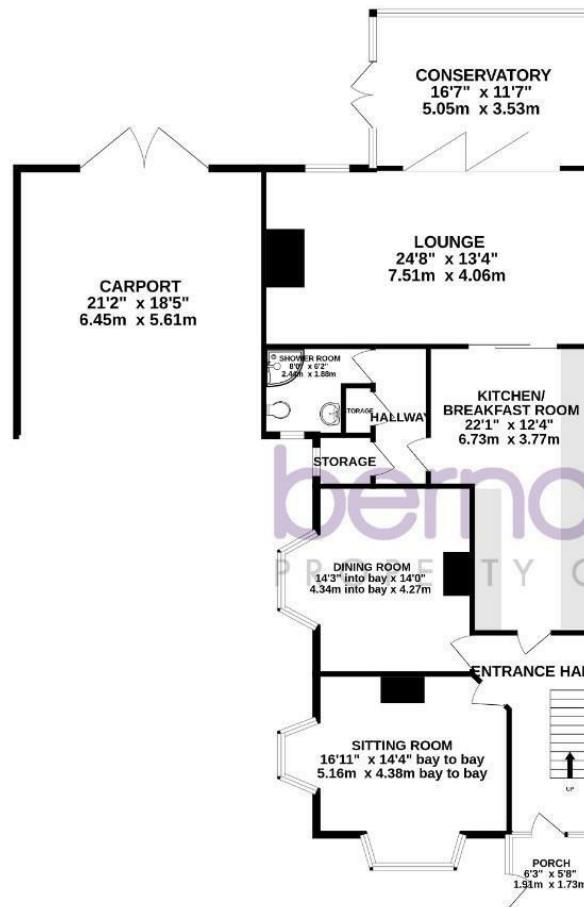
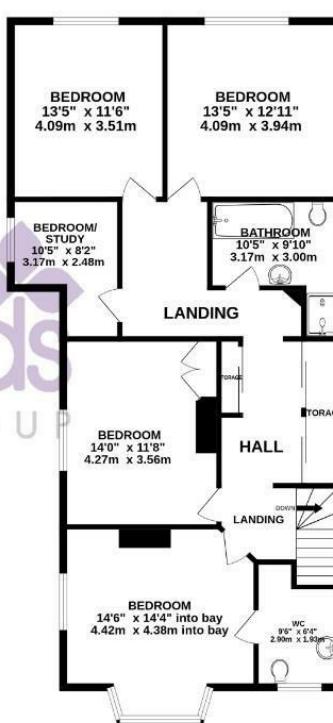


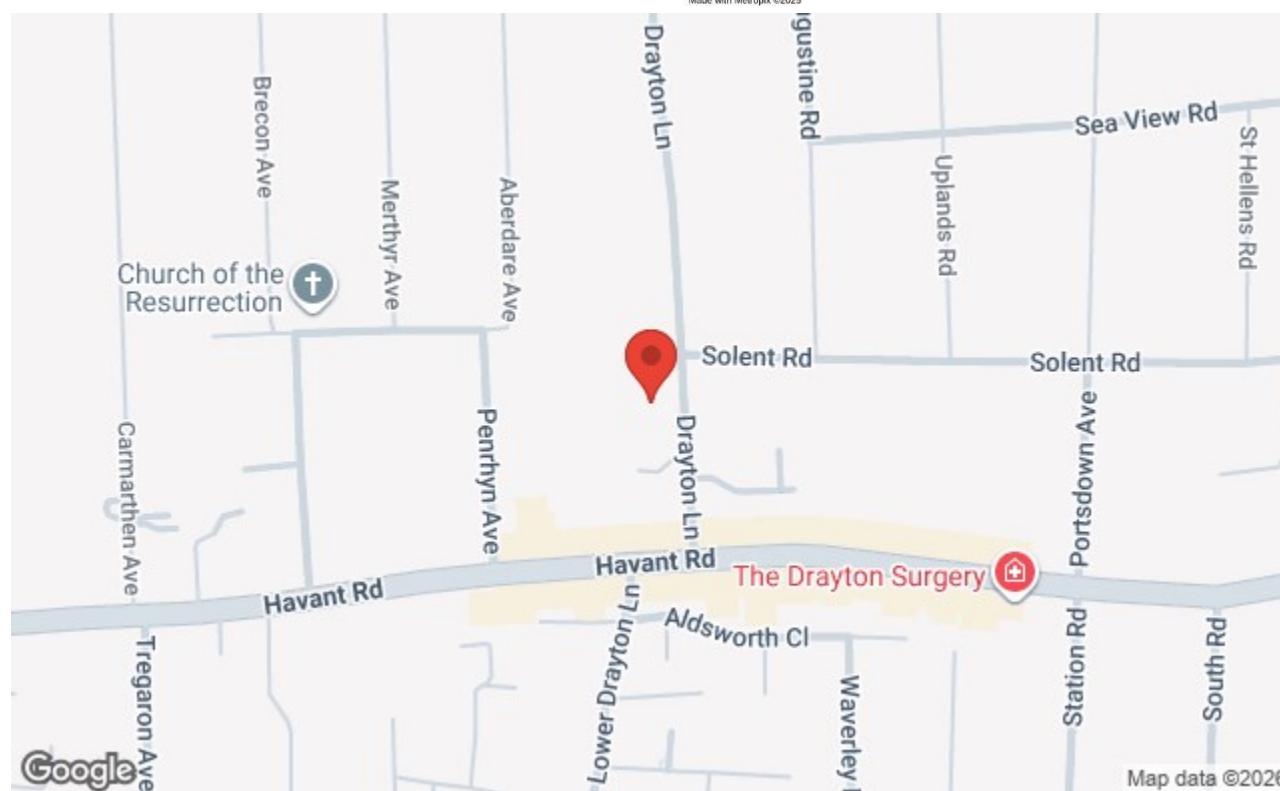
GROUND FLOOR
1718 sq.ft. (159.6 sq.m.) approx.



1ST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA: 2830 sq.ft. (262.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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
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4

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 are 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.

Call today to arrange a viewing

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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

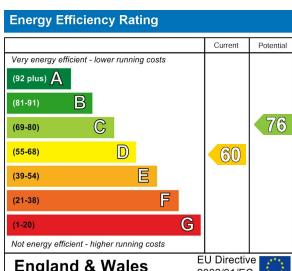
to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check 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.



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