



**Hilltop Crescent, Drayton Portsmouth PO6 1BD**

**welcome to**

## **Hilltop Crescent, Drayton Portsmouth**

Semi detached home offering a lounge, dining room and kitchen to the first floor with two double bedrooms and a single to the first floor, together with the family bathroom. Other benefits include a rear garden, a garage and off road parking.

### **Entrance Porch**

Door and windows to porch. Door into the hallway.

### **Entrance Hall**

Stairs leading to first floor. Doors to:

### **Lounge**

12' 7" + bay x 11' 11" ( 3.84m + bay x 3.63m )  
Double glazed bay window to front aspect. Wood laminate flooring, radiator.

### **Dining Room**

12' 6" x 10' 4" ( 3.81m x 3.15m )  
Double glazed sliding patio doors leading to the rear garden. Wood laminate flooring, radiator.

### **Kitchen**

12' 5" x 7' 10" ( 3.78m x 2.39m )  
Double glazed window to side and rear aspects, double glazed door to rear garden. Range of wall and base units with work surface over, incorporating single bowl sink unit with mixer tap over. Space for washing machine, tumble dryer and fridge/freezer. Built-in oven, built-in hob with extractor over. Wall mounted boiler, tiled floor.

### **First Floor Landing**

Doors to:

### **Bedroom One**

12' 8" x 11' 9" ( 3.86m x 3.58m )  
Double glazed bay window to front aspect. Carpet flooring, radiator.

### **Bedroom Two**

12' 8" x 11' 9" ( 3.86m x 3.58m )  
Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bedroom Three**

6' 5" x 5' 7" ( 1.96m x 1.70m )  
Double glazed window to front aspect. Carpet flooring, radiator.

### **Bathroom**

8' 10" x 6' 3" ( 2.69m x 1.91m )  
Double glazed windows to rear and side aspects. Free standing claw foot bath with shower over, low level WC, wash hand basin set over vanity unit. Storage unit with cupboards and drawers, tiled floor and walls, spotlights to ceiling.

### **Outside**

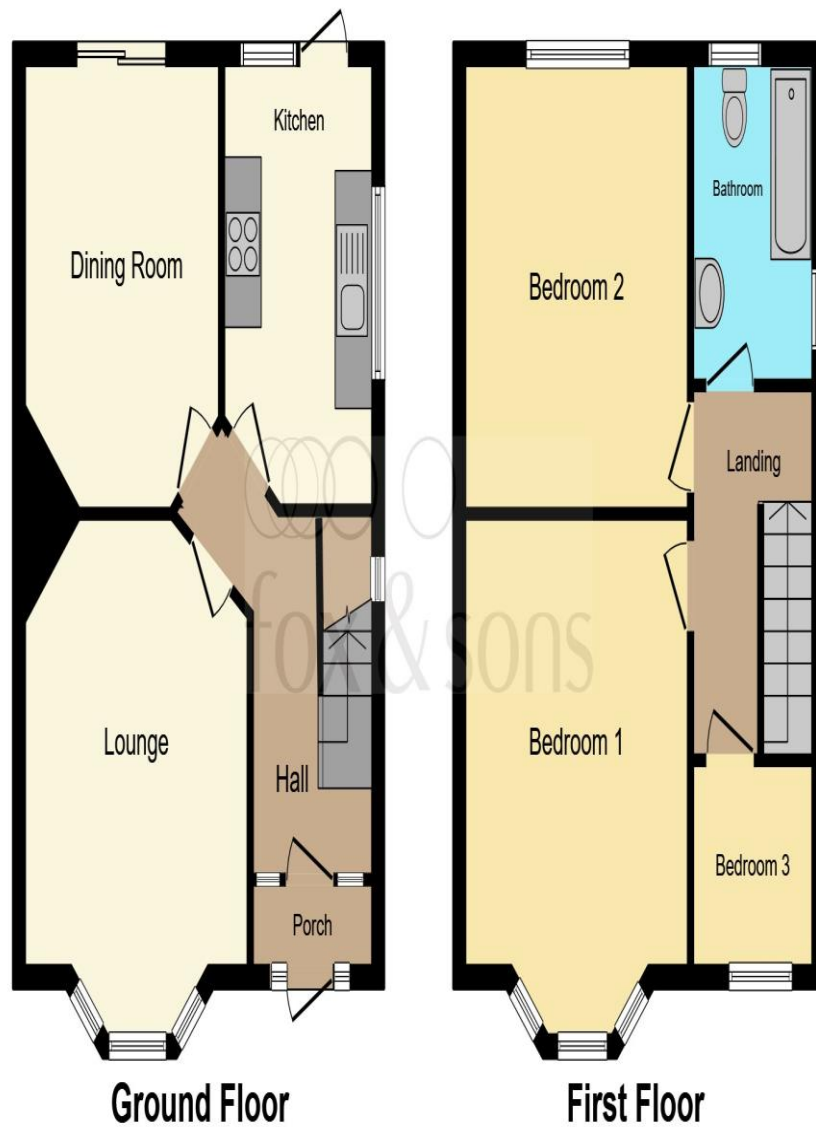
#### **Front**

Block paved driveway providing off road parking. Mature shrubs, wooden gate leading to garage/workshop and rear garden.

#### **Rear Garden**

Blocked paved and slabbed patio area. Garage/workshop. Laid to lawn with mature shrubs and gate to rear.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Hilltop Crescent,**  
**Drayton Portsmouth**

- Semi Detached House
- Three Bedrooms
- Modern Kitchen & Bathroom
- Quiet Location
- Off Road Parking

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£409,995**



**view this property online** [fox-and-sons.co.uk/Property/WLV107502](https://fox-and-sons.co.uk/Property/WLV107502)



Property Ref:  
WLV107502 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**