



119 Station Road, Drayton, Hampshire, PO6 1PL

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band D
- Solar Panels
- Deceptively Spacious Bungalow
- Two Bedrooms & Loft Room
- Three Reception Areas
- Driveway & Wedge Shaped Rear Garden
- Guide Price £450,000

A deceptively spacious, extended semi-detached bungalow which is situated in a convenient location within easy access to local shopping amenities, bus routes, recreation grounds, commutable road links and catchment for both Court Lane and Springfield Schools (subject to confirmation). The accommodation comprises: hallway, two double bedrooms, a study area with staircase rising to first floor, large bathroom, 25' open plan living room incorporating dining area, large conservatory, open plan 25' kitchen and separate family room on the ground floor with a further storeroom (which is currently used as a bedroom) on the first floor. The property has double glazing, gas fired central heating, fitted floor coverings throughout, side pedestrian access, a large storage shed, off road car parking and an easterly facing enclosed rear garden with al-fresco dining areas. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the second road on the right-hand side into Station Road, at the southern end cross over Grove Road and continue into Station Road where No.119 can be found a short distance along on the left-hand side.



ENTRANCE: Lowered kerb leading to shared driveway to right hand side of the property widening to the eastern end, brick retaining wall with coping stones over, to the front is a shingled area with further off-road car parking, external meter cupboards, covered porch and main front door with frosted panel leading to:

HALLWAY: Ceiling coving, dado rail, radiator, doors to primary rooms.

BEDROOM 2: 12'0" x 10'3" Double glazed window to front aspect with blind, radiator with cover over, ceiling rose and coving, dado rail, built-in mirror fronted sliding doored wardrobe to one wall with hanging space and shelving, panelled door.

BEDROOM 1: 16'7" into bay window x 11'4" maximum. Double glazed bay window to front aspect, range of built-in mirror fronted sliding doored wardrobes to one wall with hanging space and shelving, ceiling coving, picture rail, dado rail, radiator with cover over, wood laminate flooring.

INNER HALLWAY / STUDY: 10'3" x 7'5" Double glazed window to side aspect with blind, tongue and groove panelling on two walls, wall mounted controls for solar panelling, open tread staircase rising to first floor, glazed panelled door to hallway, door to bathroom, glazed borrowed window to living room.

LIVING ROOM: 25'2" x 11'5" Glazed panelled door leading to hallway, radiator, ornate panelling with dado rail over, controls for central heating, wood laminate flooring, surround chimney breast with electric fire (not tested) and mirrors over with recess and lighting to either side, opening to:

SITTING ROOM: Double glazed sliding door leading to conservatory with glazed panels to either side, radiator with cover over and shelving, dimmer switches, matching flooring, arched door leading to inner lobby with opening leading to kitchen, door to cloakroom interlinking to bathroom.

BATHROOM: 10'3" x 8'1" Door to inner hallway, fully ceramic tiled to walls, corner shower cubicle with Mira shower and sliding panelled door, corner bath with mixer tap, double glazed frosted window to side aspect, built-in cupboard housing Glow-Worm boiler supplying domestic hot water and central heating (not tested), cupboard over and range of shelving, arched opening leading to:

CLOAKROOM: Twin sink units with mixer taps and storage cupboards under, double glazed frosted window to side aspect, high level storage cupboard and shelving, ceramic tiled surrounds, close coupled w.c., ceiling coving, door to inner hallway.

KITCHEN / FAMILY ROOM: 25'4" x 12'10" Arranged as two separate areas.

Kitchen: Comprehensive range of white fronted wall and floor units with work surface over, inset 1½ bowl ceramic sink unit with mixer tap, plumbing for washing machine and dishwasher, space for free standing fridge and freezers, tall larder style storage cupboard with range of shelving, tiled flooring, double glazed window to side aspect with blind, space for free standing range style cooker, wall divide leading to family room, twin double glazed doors leading to conservatory.

Family room: Wood flooring, double glazed windows to side aspect, triple glazed twin doors leading to rear garden, dado rail, textured ceiling with coving, radiator.

CONSERVATORY: 26'0" x 9'10" Polycarbonate glazed roof, wood laminate flooring, double glazed sliding door leading to rear garden.

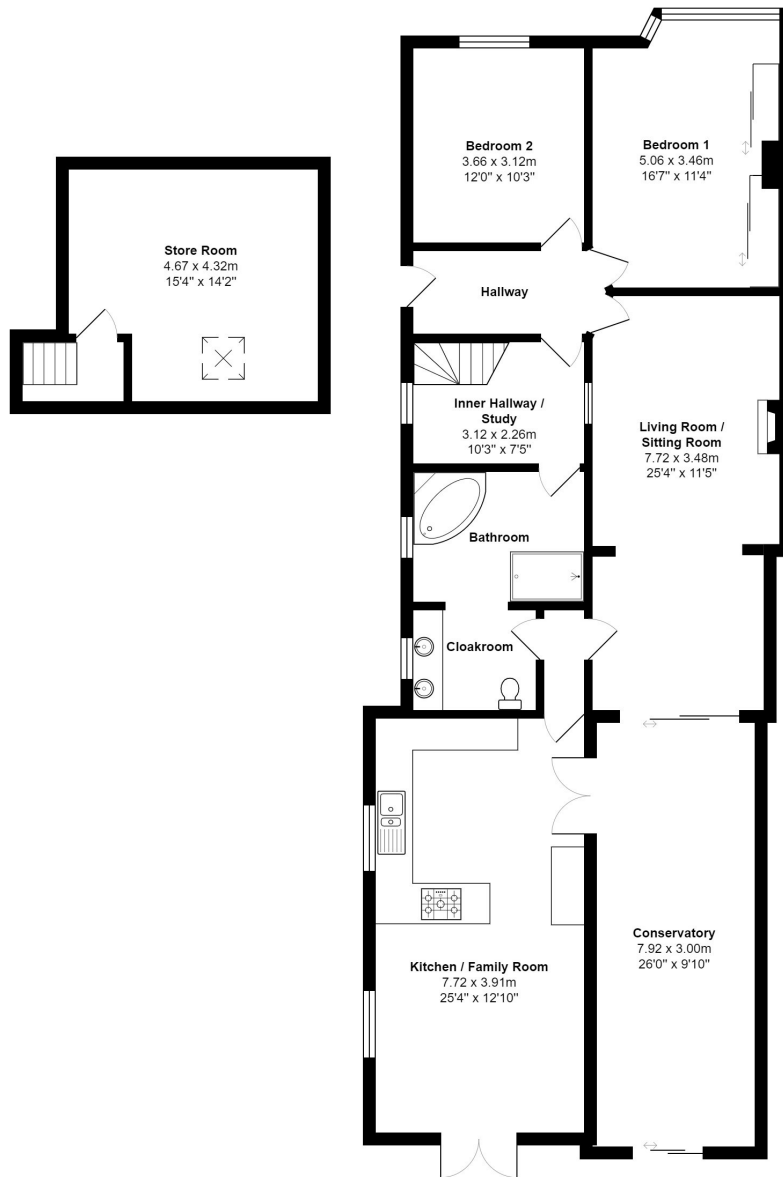
FIRST FLOOR: Landing with door leading in to roof storage space, door to:

STOREROOM / BEDROOM 3: 15'4" x 14'2" Currently arranged as a bedroom. Measurements taken from approximately 5'7" off floor level with eaves on three sides, maximum head height 8'6", tongue and groove panelling, high level skylight window with blind, radiator, access into storage eaves.

OUTSIDE: At the end of the driveway is brick retaining wall with gateway providing pedestrian access to passageway leading to rear garden, outside cold-water tap. Directly to the rear of the property are a range of decked and paved areas for al-fresco dining, black and white checked slabs, covered dining areas with decking and patio, the garden is laid to lawn and wedge-shaped widening towards the eastern end, water feature, sheds, further patio areas, range of shrubs, evergreens and bushes, lighting and power points.

SHED / STORE: 15'9" x 12'4" Lighting, tiled floor, rear pedestrian door and window.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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