



88 Havant Road, Drayton, Hampshire, PO6 2RA

TOWN & COUNTRY  
SOUTHERN



**Offers in Excess of £675,000 - Council Tax Band F - Freehold**



**A Four Bedroom Detached Family Home  
Two Reception Rooms & 15' Kitchen /  
Breakfast Room**

**Off Road Car Parking & Integral Garage  
Southerly Facing Rear Garden**

A detached, four-bedroom 1929 built family residence which is situated in a popular residential location yet within easy access of local shopping amenities, bus and train routes, recreation ground and the catchment for both Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged

over two floors and comprises; large entrance hall, dining room, sitting room, loggia, kitchen/ breakfast room, utility room and cloakroom on the ground floor with four bedrooms and a large family bathroom on the first floor. Offered with gas fired central heating, double glazing, a number of original features including

fireplaces, picture rails, leadlight windows, an integral garage and off-road parking, as well as a southerly facing rear garden with side pedestrian access. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.





**ENTRANCE:** Lowered kerb leading to L shaped driveway with off road parking for numerous cars, fence panelling to the right-hand side with side pedestrian access leading to rear garden, access to integral garage, directly to the front of the property is a lawned garden with mature manicured hedges, bushes and shrubs, feature arched keyhole style opening leading to covered porch, double glazed main front door with frosted leadlight panels with leadlight windows to either side leading to:

**HALLWAY:** 13'8" x 11'0" Double glazed frosted window to side aspect, wood panelling to half wall level with matching skirting boards and architraves, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, central heating control switch, wall lights, double radiator, doors to primary rooms.

**DINING ROOM:** 17'0" x 14'0" Double glazed bay window to front aspect overlooking driveway with radiator under, high ceiling with coving, picture rail, panelled door, power points, brick surround fireplace with matching hearth and wooden mantle over.



**SITTING ROOM:** 16'11" x 13'1" High ceiling, picture rail, ceiling coving, frosted double glazed window to side aspect with radiator under, second radiator, chimney breast with original wood surround fireplace and tiled inlay with matching hearth, wall lights, twin glazed doors with leadlight windows to either side leading to loggia, power points.

**FIRST FLOOR:** Large double glazed frosted window to side aspect, picture rail, architraves, skirting boards, door to built-in airing cupboard with hot water cylinder and shelving and storage cupboard above, wall lights, doors to primary rooms.

**LOGGIA:** 14'8" x 4'3" Double glazed windows overlooking garden with central twin double glazed doors leading to rear garden, frosted windows to either side, tiled flooring, wall light, power points.

**BEDROOM 4:** 11'0" x 12'7" maximum decreasing to 8'1" to front of built-in wardrobes. Built-in wardrobes over stairwell with hanging space and shelving, double glazed window to front aspect with radiator under, panelled door, power points.



**KITCHEN / BREAKFAST ROOM:** 15'10" x 10'11" Recessed area with brick fronted wall, work surface with drawers and cupboards under, inset Neff four ring gas hob, high level mantle, space for fridge/freezer, range of book shelving, eye-level Hotpoint oven with drawers under and Neff microwave over, ceiling spotlights, high level plate rack, radiator, vinyl tile effect flooring, peninsular style divide with low level breakfast bar area and work surface over, range of drawer units, inset 1½ bowl sink unit with mixer tap and cupboard space under, Neff dishwasher and freezer with matching doors, double glazed window to side aspect, larder cupboard with range of shelving and power points, window to side aspect, matching flooring, door to utility area.

**BEDROOM 2:** 15'2" (17'1" max.) x 13'0". Range of built-in wardrobes to one wall with hanging space, shelving and stripped panelled doors, power points, picture rail, double glazed window to rear aspect overlooking garden, double radiator, power points.

**BEDROOM 3:** 10'7" x 9'9" Double glazed window to rear aspect overlooking garden, built-in double doored wardrobe, radiator, power points, picture rail, panelled door.



**FAMILY BATHROOM:** White suite comprising; L shaped panelled bath with mixer tap and separate shower over with shower screen, bidet, pedestal wash hand basin with mixer tap, fully ceramic tiled to walls, storage cupboard, concealed cistern w.c, double glazed frosted window to side aspect, tiled flooring, radiator.

**UTILITY AREA:** Work surface with washing machine point under and space for tumble dryer, power points, wall units, double glazed window to rear aspect, double glazed door leading to rear garden, tiled flooring, door to cloakroom.

**CLOAKROOM:** Close coupled w.c., with dual flush, wall mounted wash hand basin, tiled flooring, radiator, double glazed window to rear aspect, ceiling spotlights.



BEDROOM 1: 17'0" x 14'6" Double glazed bay window to front aspect with storage and seating under, range of full height bronzed mirror fronted sliding doored wardrobes to one wall with hanging space and shelving, radiator, panelled door, picture rail, ceiling coving, power points.

OUTSIDE: Directly to the rear are steps leading down from the loggia leading to the rear garden with brick retaining walls on either side, crazy paved terraced area with steps leading down to primary southerly facing garden with mature manicured hedges, bushes and shrubs, wooden built garden shed, passage way to left hand side of the property.

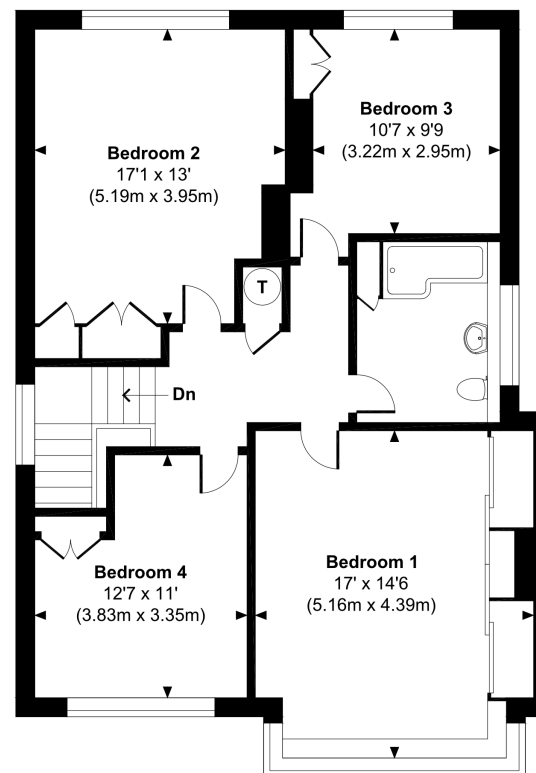
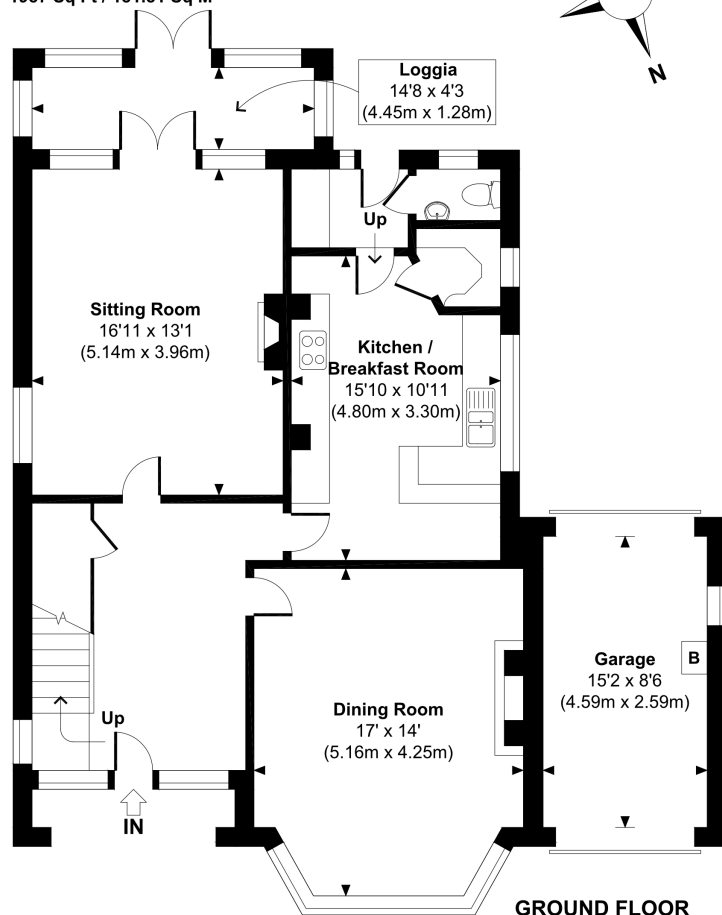
GARAGE: 15'2" x 8'6" Up and over door, matching door to rear leading to concrete hardstanding area, window to side aspect, power points, light, wall mounted Potterton boiler supplying domestic hot water and central heating (not tested).

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction where No.88 can be found on the left hand side after the turning into Mulberry Lane and almost opposite Padwick Avenue.



# Havant Road

Approximate Gross Internal Area  
Main House = 1829 Sq Ft / 169.92 Sq M  
Garage = 128 Sq Ft / 11.89 Sq M  
Total = 1957 Sq Ft / 181.81 Sq M



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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

WWW.FPC411.COM

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.

**TOWN & COUNTRY**  
SOUTHERN

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk