



14 Drayton Lane, Drayton, Hampshire, PO6 1HG

TOWN & COUNTRY
SOUTHERN

- £642,000 - Freehold
- Late 1960's Built Detached Chalet
- Three Bedrooms & Two Reception Rooms
- Double Garage & Separate Workshop
- No Forward Chain
- Elevated "Lane" Location

A detached chalet bungalow which is situated in one of Drayton's primary residential locations just a few minutes' walk from the local shopping amenities, surgery, pharmacy, bus routes, Portsdown Hill recreation grounds and catchment for both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, cloakroom, kitchen / breakfast room, dining room and large living room on the ground floor with three bedrooms and a shower room on the first floor. The property has front and rear gardens, a detached double garage, workshop to the rear and is also offered with no forward chain. Located in Drayton's 'last' lane, early 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 first road on the left hand side into Drayton Lane, where No.14 can be found a short distance along on the right hand side.

ENTRANCE: Rendered and painted retaining wall with steps to the right hand side leading to raised lawned garden with hand rails and steps to main front door, to the right hand side is a tall pedestrian gate, external gas meter box, raised borders, covered porch with light, double glazed main front door leading to:



HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard housing electric meter, central heating control switch, radiator with cover over, doors to primary rooms.

CLOAKROOM: Close coupled w.c., window to side aspect, pedestal wash hand basin with tiled splashback.

KITCHEN: 13'8" x 9'10" maximum, decreasing to 7'9" Comprehensive range of matching wall and floor units with soft close mechanism, inset Neff hob with double oven under, extractor hood, fan and light over, textured ceiling with coving, double glazed window to front aspect overlooking garden, inset single drainer stainless steel sink unit with mixer tap, integrated Neff slimline dishwasher, range of drawer units, one wall mounted unit with glazed shelving and door, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), double glazed window to side aspect with door to one side leading to side garden, textured ceiling with coving, fluorescent tube lighting, serving hatch to dining room, radiator, integrated fridge with matching door, original built-in larder with range of shelving, ceramic tiled flooring.

DINING ROOM: 13'10" x 10'0" Double glazed window to side aspect with radiator under, textured ceiling with coving, serving hatch to kitchen, twin doors leading to:

LIVING ROOM: 22'0" x 19'4" maximum, decreasing to 12'0" at narrowest point. Double glazed square bay window overlooking garden with radiator under, double glazed window to side aspect, radiator, double glazed window with low sill overlooking garden, double glazed door with panel to one side leading to rear garden, textured ceiling with coving.

FIRST FLOOR: Landing, large double glazed frosted window to side aspect, primary landing, radiator with shelf over, built-in airing cupboard with radiator and shelving.

BEDROOM 2: 13'0" x 9'10" Built-in headboard and cupboards to either side, curved double glazed window

to front aspect with deep sill and radiator under, two built-in wardrobes with hanging rail.

BEDROOM 3: 10'5" maximum x 10'0" Double glazed dormer window to side aspect, radiator.

SHOWER ROOM: Suite comprising: corner shower cubicle with curved doors, fully ceramic tiled to walls, vinyl flooring, close coupled w.c. with shelf over, vanity unit with wash hand basin and cupboards under, double glazed frosted window to side aspect, radiator.

BEDROOM 1: 16'0" maximum x 14'8" maximum. Double glazed square bay window to rear aspect overlooking garden with radiator under, twin built-in cupboards both with shelving and central recessed area, two wardrobes with hanging rails, access to storage eaves.

OUTSIDE: To the side, accessible from the kitchen is a paved pathway and flowering borders leading to rear garden, directly to the rear is a wraparound pathway and gated storage area, lawn with path leading to rear of the lawned garden, mature apple tree and seating area, enclosed by fence panelling on both sides, to the eastern end of the garden is a detached double garage and workshop.

DOUBLE GARAGE: 18'1" x 16'4" Twin remote control roller shutter doors providing vehicular access from rear service road, fluorescent tube lighting, window and door to rear garden.

WORKSHOP / HOME OFFICE: 18'0" x 9'2" Glass block windows to rear aspect, double glazed sliding door leading to garden.

AGENTS NOTES:

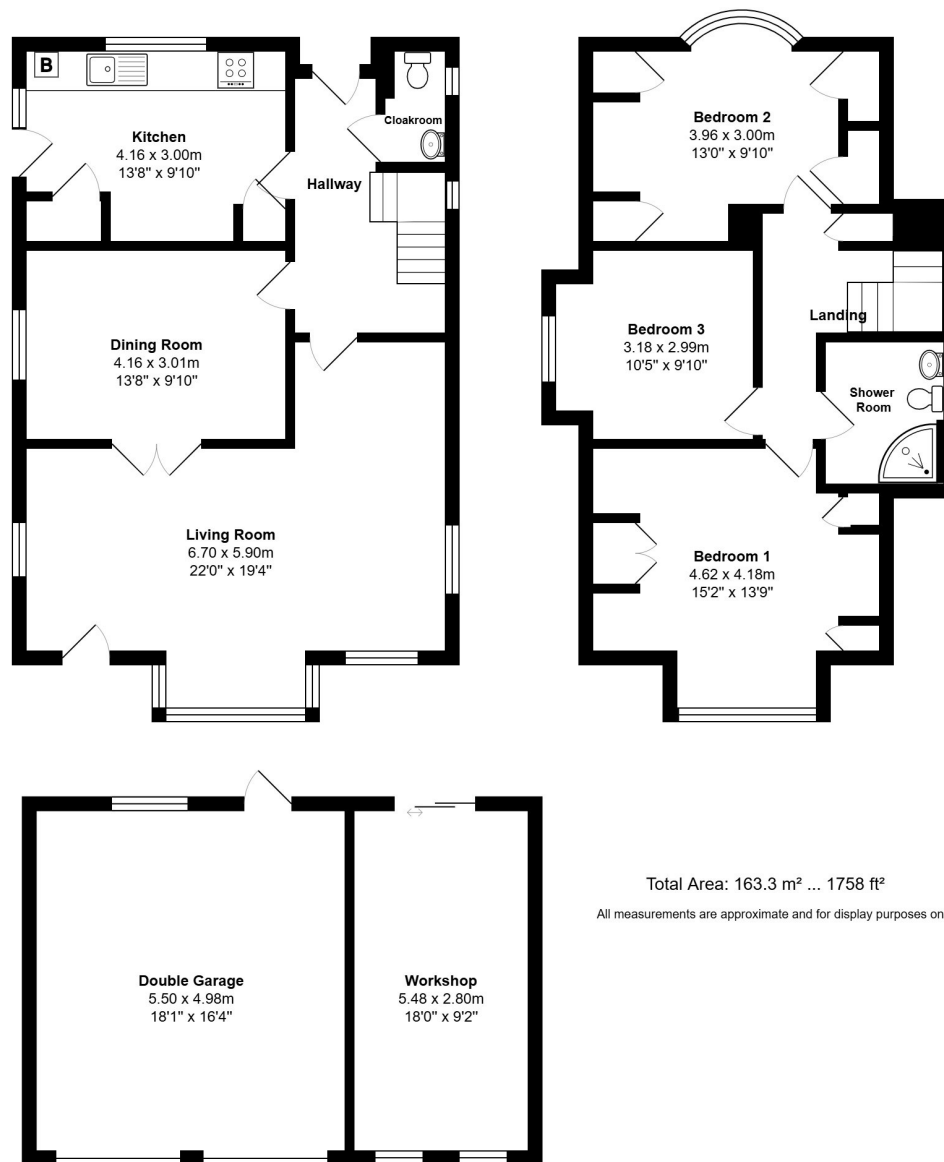
Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP [Fibre Checker](#)
(openreach.com)

Flood Risk – Refer to -

([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK/check-long-term-flood-risk.service.gov.uk))





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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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