



4 Down End Road

Drayton | Hampshire | PO6 1HT

FINE & COUNTRY

STEP INSIDE

4 Down End Road | £675,000 Freehold

This individual detached house sits proudly back from the road in an elevated, sought after location with large front and rear gardens, parking and a double garage. The impressive plots extends to approx. 0.25 of an acre and offers potential for the growing family or those wishing to house an elderly relatives. The 2036 sq ft of living accommodation is arranged over two primary floors and comprises: hallway, 24' sitting room, kitchen, 15' dining room, cloakroom and conservatory on the ground floor with four bedrooms, a shower room and a separate cloakroom on the first floor. The property is offered with some double glazing, gas fired central heating, a good size rear garden and has views towards Langstone Harbour and the City of Portsmouth. The property is ideally suited for those looking to be in a popular residential location and within easy access of local shopping amenities, bus routes, recreation grounds and within catchment for both Solent and Springfield Schools (subject to confirmation). Although in need of some updating, early internal viewing

is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Brick retaining wall, brick paviour driveway with off road parking leading to double garage, matching brick pathway to the front with metal rail leading to steps up to oak framed covered porch, wooden front door with stained glass leadlight window leading to:

HALLWAY: Original 'Lincrusta' panelling to walls, doors to primary rooms, two hexagonal stained glass windows (depicting sailing ships) to either side of front door, leadlight window to side aspect, two wall lights, balustrade staircase rising to first floor with understairs cupboard, brick surround fireplace, radiator, power points, telephone point.

SITTING ROOM: 24'3" into bay window x 11'11" Double glazed bay window to front aspect overlooking garden and views towards the City of Portsmouth, feature brick open fireplace with matching hearth, corner wall lights, two radiators, power points, glazed panelled door to







hallway, T.V., point, metal to either side of the fireplace are French doors leading to conservatory, power points.

CONSERVATORY: 22'2" x 5'3" Triple aspect windows, door to side leading to garden.

KITCHEN: 10'6" x 10'3" Comprehensive range of wall and floor units, stainless steel twin bowl sink unit with mixer tap and tiled splashback, free standing gas Cannon cooker, space and plumbing for washing machine, space for fridge and freezer, wooden panelling to three walls, fluorescent tube lighting, power points, double glazed window to side aspect, double glazed window and door to rear aspect leading to rear garden, Vaillant wall mounted boiler supplying domestic hot water and central heating (not tested), door to lobby.

LOBBY: Doors to cloakroom and dining room.

DINING ROOM: 15'4" x 12'0" Double glazed sliding patio doors to side aspect, high level window to rear aspect, twin radiators, power points, wall lights.

CLOAKROOM: Fully ceramic tiled to walls, close coupled w.c, wash hand basin with mixer tap, surface to one side and cupboard under, double glazed frosted window to side aspect, tiled floor.

FIRST FLOOR: Landing with balustrade, doors to primary rooms, access to loft via hatch, airing cupboard housing hot water cylinder (not tested) and shelving.

BEDROOM 1: 15'5" x 11'11" into square bay window. Double glazed square bay window to front aspect with views towards the City of Portsmouth and Langstone Harbour, side aspect double glazed window, radiator, power points, ceiling coving.





BEDROOM 2: 13'1" x 11'11" Double glazed window to side aspect, radiator, power points, interlinking door to:

BEDROOM 4: 15'4" x 12'0" Double glazed windows to rear aspect overlooking garden, double glazed frosted window to side aspect, radiator, power points, wash hand basin with tiled splashback, door to side aspect leading to outside (potential to reinstate set of steps to garden, currently not in use).

BEDROOM 3: 10'7" x 8'10" Twin aspect double glazed windows with views over the City of Portsmouth and Langstone Harbour, radiator, power points.

BATHROOM: Fully ceramic tiled shower cubicle with Mira shower, pedestal wash hand basin, chrome towel rail, wall mounted heater (not tested), ceramic tiled to half wall level, double glazed frosted window to rear aspect, wood panelling to one wall.

CLOAKROOM: Concealed cistern w.c. ceramic tiled to half wall level, frosted window to side aspect.

OUTSIDE: The rear garden is laid to lawn with a patio area, mature trees and shrubs, the garden is enclosed by a wall and fencing to right hand side, steps leading down to side garden, laid to lawn, fence panelling to left hand side of property. The whole plot extends approx. 0.25 of an acre.

DOUBLE GARAGE: 17'3" x 16'1" Electric roller up and over door, side and rear lighting, power points.

From our office, proceed along Havant Road in an easterly direction, taking the second road on the left-hand side into Portsdown Avenue, at the top bear left into Down End Road, where No.4 can be found on the right-hand side.



AGENTS NOTES:

Council Tax Band G -

Portsmouth City Council

Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to -

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

Down End Road

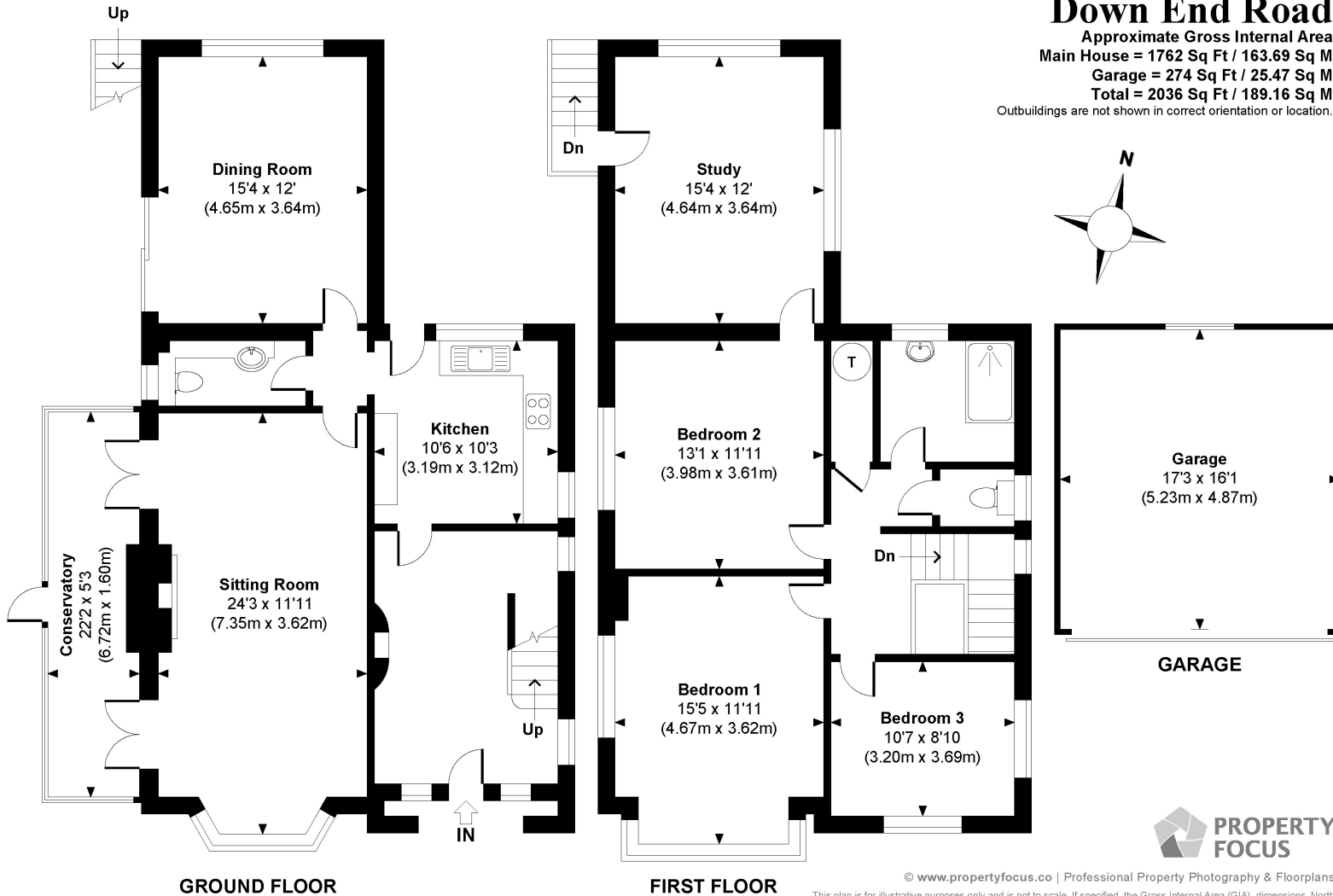
Approximate Gross Internal Area

Main House = 1762 Sq Ft / 163.69 Sq M

Garage = 274 Sq Ft / 25.47 Sq M

Total = 2036 Sq Ft / 189.16 Sq M

Outbuildings are not shown in correct orientation or location.



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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			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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