



37 Portsdown Avenue

Drayton | Hampshire | PO6 1EL

FINE & COUNTRY

STEP INSIDE

37 Portsdown Avenue | £950,000 | Freehold

An individually designed family home which is situated at the top of a popular tree lined avenue in Drayton close to amenities, shops, surgeries, catchment for both Solent and Springfield Schools (subject to confirmation) and commutable road and rail links. The house offers 2930 sq ft of living space arranged over two floors and comprises; hallway, 21' sitting room leading to fitted kitchen, utility room, 26' living room, cloakroom, family/games room, conservatory and integral garage on the ground floor. On the first floor is a family bathroom and four bedrooms, the primary bedroom has an ensuite. To the front is a lawned garden and off road parking for approx. two cars and to the rear is a large westerly facing garden, in addition to the outside space is a balcony which is accessible from three of the bedrooms. Viewing is strongly recommended in order to appreciate both the location and accommodation on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction takin the second road on the left hand side into Portsdown Avenue where No.37 can be found at the top of the hill on the left hand side.

ENTRANCE: Lowered kerb leading to L shaped tarmac driveway with shrubs and bushes to either side, brick retaining wall to front, lawned front garden with flowering shrub borders, to the left hand side of the property is a curved path, side pedestrian access leading to rear garden, double glazed storm doors with frosted panels and matching panels to either side leading to:

PORCH: Tiled flooring, internal original door with arched leadlight frosted panel to upper section leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs cupboard housing meters and wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), double glazed leadlight bay window to front aspect, chequered black and white tiled flooring, feature fan shaped radiator, door to garage, archway to kitchen, door to:

SITTING ROOM: 21'6" into bay window x 12'10" Double glazed bow bay window to front aspect, high level windows to side, ceiling coving and central rose, glazed panelled door to hallway, dimmer switches, central chimney breast with tiled hearth, roll topped radiator, arched opening leading to kitchen, double glazed window overlooking living room.

KITCHEN: 15'9" x 14'7" decreasing to 12'4" Archway to hallway with further arch leading to sitting room, comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl Franke sink unit with mixer tap and drainer to one side, plumbing for dishwasher, tall larder style storage cupboard with wine rack to one side, pull-out shelving, glass block wall leading to garage, two wall mounted cupboards with glazed panelled doors and T bar handles, space for American style fridge/freezer with larder cupboard to one side, door to utility room with glass blocks to one side, high quality vinyl flooring, space for free standing Range cooker with Rangemaster extractor hood, fan and light over, ceramic tiled surrounds, central island with breakfast bar to one side and drawers to the other, extractor fan, ceiling spotlights, two radiators.

UTILITY ROOM: 6'0" x 5'6" Work surface with washing machine point under, glass block wall, chrome heated towel rail.







LIVING ROOM: 26'6" x 14'10" Glass block walls to utility and kitchen providing natural light, two skylight windows, vinyl wood effect flooring, large double glazed window overlooking sitting room with roll top radiator under, to one end of the room is a large brick surround fireplace with log burner and circular double glazed window over with feature brick surround, ceiling coving and spotlights, second roll top radiator, sliding double glazed door with full height panel to one side leading to conservatory, window to one side.

LOBBY AREA: Double glazed door leading to rear garden, archway leading to family room.

CLOAKROOM: Fully ceramic tiled to floor and walls, wash hand basin with mixer tap, concealed cistern w.c. with shelf over, extractor fan, ceiling coving, chrome radiator.

FAMILY / GAMES ROOM: 17'1" x 12'10" Double glazed window to rear aspect with roll top radiator under, ceiling coving and spotlights, dado rail.

CONSERVATORY: 17'5" x 16'0" Glass roof with central Victorian style supporting rods, double glazed windows to all aspects with twin double glazed doors to rear garden, two roll top radiators,, vinyl flooring.

INTEGRAL GARAGE: 18'10" x 13'1" Remote controlled roller up and over door, fluorescent tube lighting, internal door leading to hallway.

FIRST FLOOR: Balustrade landing, double glazed window to front aspect, sloping room with double glazed dormer window to front aspect, separate study area, doors to primary rooms, drop down staircase leading to loft room which is board and insulated and can be used as a playroom with restricted ceiling height with skylight window to rear aspect.

BEDROOM 2: 20'4" x 12'10" Double glazed dormer window to front aspect, window to side with radiator under, twin double glazed doors leading to roof terrace.

BEDROOM 3: 14'2" x 11'0" Tall contemporary style radiator, twin double glazed doors with windows to one side leading to roof terrace, ceiling coving.

FAMILY BATHROOM: 14'4" x 5'0" Frosted double glazed window to rear aspect, corner panelled bath, pedestal wash hand basin, low level w.c., tiled flooring (in need of repair).





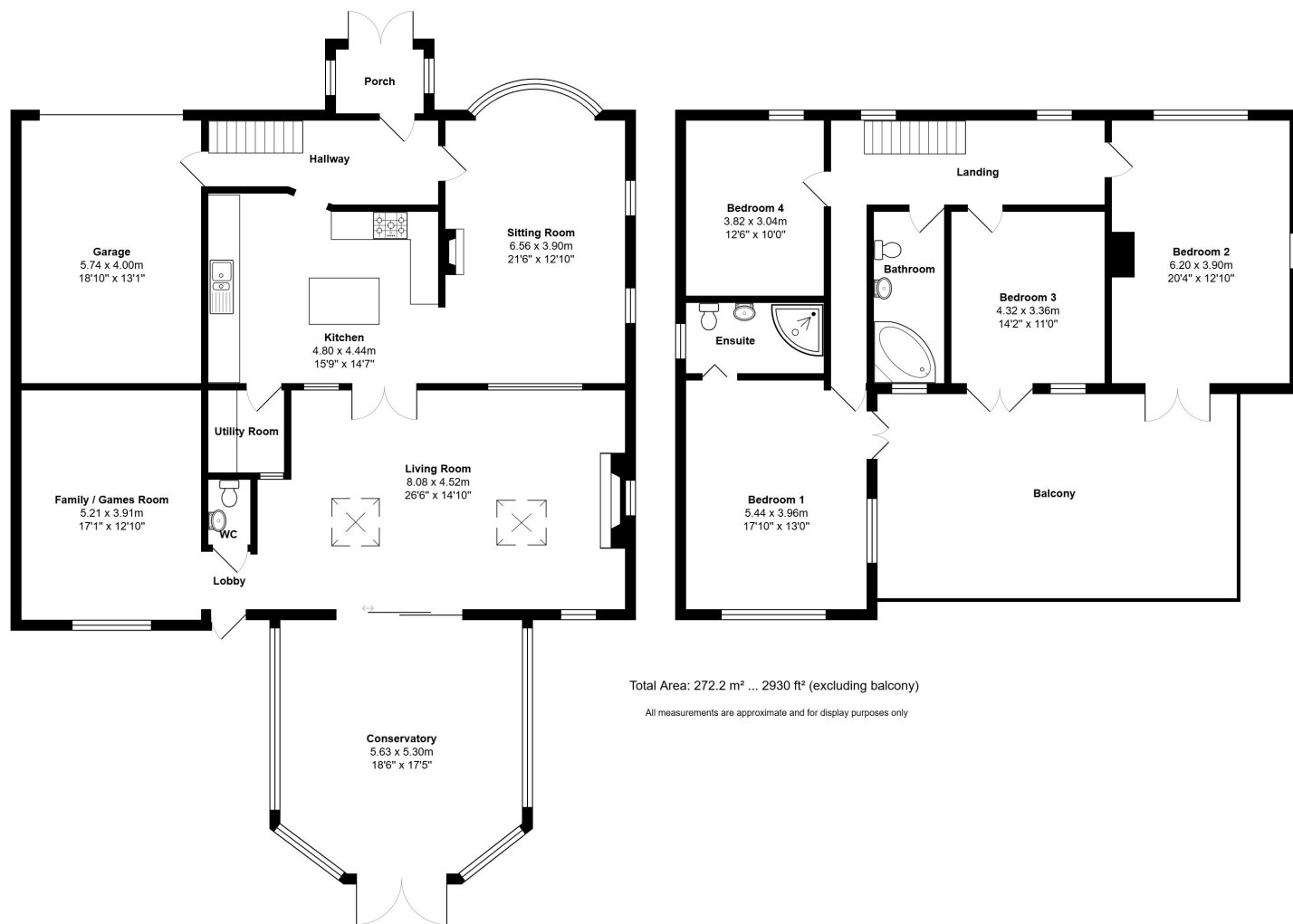
BEDROOM 4: 12'6" x 10'0" Double glazed dormer window to front aspect with radiator under, glazed panelled door.

BEDROOM 1: 17'10" x 13'0" Double glazed window to rear aspect overlooking garden with radiator under, twin double glazed doors with window to one side leading to roof terrace, ceiling coving, range of mirror fronted built-in wardrobes with hanging space and shelving, door to:

EN-SUITE SHOWER ROOM: Corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment, vanity unit cupboards and oval wash hand basin, mirror and lighting over, chrome heated towel rail, low level w.c., double glazed frosted window to side aspect, fully ceramic tiled to floor and walls.

OUTSIDE: To the rear is a lawned garden enclosed by fencing with mature trees, shrubs and bushes, at the rear end of the garden is a brick retaining wall, accessible from three bedrooms is roof terrace with railing overlooking the garden.





Total Area: 272.2 m² ... 2930 ft² (excluding balcony)

All measurements are approximate and for display purposes only

AGENTS NOTES:

Council Tax Band E -

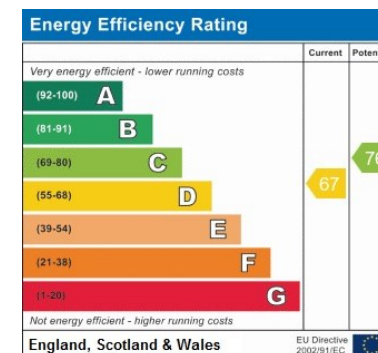
Portsmouth City Council

Broadband – ADSL/FTTC

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

Flood Risk – Refer to -

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2025 Fine & Country Ltd.



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