



£495,000

8 Chalkridge Road

Drayton, PO6 2BE

PROPERTY SUMMARY

Located in Chalkridge Road on the Drayton hillslopes you will find this four bedroom detached family home. The property consists of a reception room located to the front of the property, an open plan kitchen diner with bi-folding doors opening onto the rear garden and a downstairs WC. To the first floor you will find three good size bedrooms and a family bathroom with a further fourth bedroom located to the second floor. Externally there is a south facing rear garden, off road parking and a garage. To arrange your viewing contact our Drayton Office today!





ENTRANCE HALL

CLOAKROOM

LOUNGE 14' 4" x 11' 1" (4.37m x 3.38m)

KITCHEN/DINER 21' 3" x 17' (6.48m x 5.18m)

FIRST FLOOR LANDING

BEDROOM TWO 16' x 11' 2" (4.88m x 3.4m)

BEDROOM THREE 15' 6" x 11' 1" (4.72m x 3.38m)

BEDROOM FOUR 9' 10" x 9' 9" (3m x 2.97m)

BATHROOM 9' 10" x 7' 2" (3m x 2.18m)

SECOND FLOOR

BEDROOM ONE 18' x 12' 5" (5.49m x 3.78m)

OUTSIDE

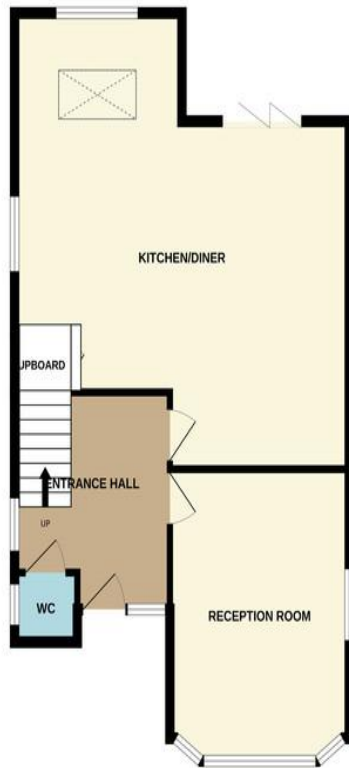
REAR GARDEN South facing.

FRONT Driveway providing off road parking.

DETACHED GARAGE



GROUND FLOOR



1ST FLOOR



2ND FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
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