

OFFERS IN EXCESS OF

£500,000

26 Chilgrove Road

Drayton, PO6 2ER

PROPERTY SUMMARY

We're pleased to present to the market this stunning four bedroom family home situated in the cul-de-sac location of Chilgrove Road, Drayton. The accommodation consists of a lounge, a utility room, a large open plan kitchen/diner and downstairs WC. To the first floor you will find three bedrooms and a modern bathroom suite, with the master bedroom and en-suite located to the second floor. Externally there is a large rear garden with an office/outbuilding with power and lighting as well as off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!

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ENTRANCE HALL

LOUNGE 15' x 11' 1" (4.57m x 3.38m)

UTILITY ROOM 11' x 9' (3.35m x 2.74m)

KITCHEN/DINER/FAMILY ROOM 23' x 17' (7.01m x 5.18m)

CLOAKROOM 12' x 5' (3.66m x 1.52m)

FIRST FLOOR LANDING

BEDROOM TWO 15' x 11' (4.57m x 3.35m)

BEDROOM THREE 12' x 11' (3.66m x 3.35m)

BEDROOM FOUR/STUDY 8' x 6' (2.44m x 1.83m)

BATHROOM

SECOND FLOOR

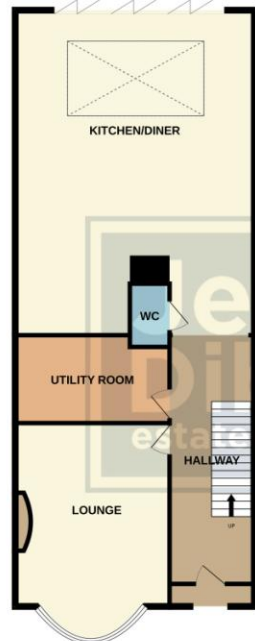
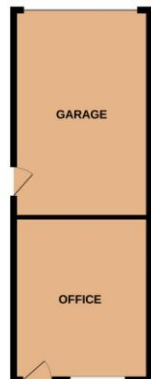
BEDROOM ONE 19' x 13' (5.79m x 3.96m)

EN-SUITE 6' 1" x 5' 1" (1.85m x 1.55m)

OUTSIDE Access to office space at the end of the garden with power and lighting as well as a garage to the rear

REAR GARDEN

FRONT Driveway providing off road parking.



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(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	

**Jeffries
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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