



**£550,000**  
**39 Brecon Avenue**  
Drayton, PO6 2AN

## PROPERTY SUMMARY

Situated in the highly sought after hillslope location of Brecon Avenue in the "Welsh Avenues" you will find this four bedroom semi detached family home. The property consists of a hallway, two reception rooms, a kitchen, a conservatory and a downstairs wet room. Ascending the stairs to the first floor you will find four good size bedrooms and a family bathroom. Externally there is a well maintained west facing rear garden, off road parking and a garage. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking to the front, up and over door to garage, front door to property.

**HALLWAY**

**LOUNGE** 14' 3" x 12' 4" (4.34m x 3.76m)

**DINING ROOM** 13' 9" x 13' 3" (4.19m x 4.04m)

**KITCHEN** 12' 6" x 9' 3" (3.81m x 2.82m)

**CONSERVATORY** 21' 8 max" x 12' 0 max" (6.6m x 3.66m)

**WET ROOM** 6' 9" x 5' 4" (2.06m x 1.63m)

**LANDING**

**BEDROOM ONE** 14' 9" x 12' 4" (4.5m x 3.76m)

**BEDROOM TWO** 13' 5" x 11' 9" (4.09m x 3.58m)

**BEDROOM THREE** 9' 4" x 8' 9" (2.84m x 2.67m)

**BEDROOM FOUR** 10' 7 max" x 7' 7 max" (3.23m x 2.31m)

**FAMILY BATHROOM**

**REAR GARDEN**

**GARAGE**





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 E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**OFFICE ADDRESS**  
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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