

**£425,000**  
**2 Langdale Avenue**  
Drayton, PO6 2NU



## PROPERTY SUMMARY

Situated in the quiet residential cul de sac of Langdale Avenue, Drayton you will find this modern four bedroom end terrace house. The property consists of a hallway, a spacious lounge, a open plan kitchen/diner opening onto the rear garden and a downstairs WC. Ascending the stairs to the first floor you will find four bedrooms and a family shower room making this an ideal home for a growing family. To the rear of the property you will find a good size south facing garden with access to a 19' by 16' garage complete with power and lighting. To arrange your viewing contact our Drayton Office today!





## **ENTRANCE HALL**

**LOUNGE** 15' 9" into bay x 12' 2" (4.8m into bay x 3.71m)

**KITCHEN/DINER** 18' 4" x 17' 11" (5.59m x 5.46m)

## **STORAGE CUPBOARD**

## **CLOAKROOM**

## **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 2" into bay x 11' 2" (4.01m into bay x 3.4m)

**BEDROOM TWO** 13' x 9' (3.96m x 2.74m)

**BEDROOM THREE** 11' 1" x 7' 5" (3.38m x 2.26m)

**BEDROOM FOUR** 6' 9" x 6' 8" (2.06m x 2.03m)

## **SHOWER ROOM**

## **OUTSIDE**

## **REAR GARDEN**

**GARAGE** 19' 6" x 16' 2" (5.94m x 4.93m)





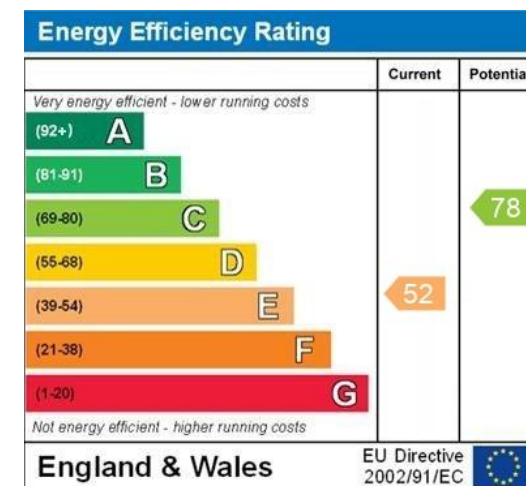
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



**Jeffries  
Dibbensen**  
estate and letting agents

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