

£550,000
8 St. Matthews Road
Portsmouth, PO6 2DJ

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we are delighted to present this spacious five-bedroom family home, perfectly positioned close to Cosham High Street in the highly sought-after St. Matthews Road. Stepping inside, the ground floor offers a welcoming lounge, an open-plan kitchen/diner ideal for entertaining, a convenient utility room, and a downstairs WC. Ascending to the first floor, you'll find a modern family bathroom and four generously sized bedrooms, one of which benefits from its own ensuite shower room. The second floor is dedicated to the impressive master suite, complete with a walk-in wardrobe and a stunning ensuite bathroom. Outside, the property features a beautifully maintained rear garden with a charming summer house, a garage, and off-road parking. To secure your viewing, contact our Drayton Office today!





FRONT Off road parking, roller garage door, steps leading to front door.

PORCH

HALLWAY

LOUNGE 14' 11 into bay" x 12' 9" (4.55m x 3.89m)

WC

KITCHEN/DINER

DINING AREA 13' 11" x 10' 8" (4.24m x 3.25m)

KITCHEN AREA 19' 11" x 12' 2" (6.07m x 3.71m)

UTILITY ROOM 8' 10" x 5' 6" (2.69m x 1.68m)

FIRST FLOOR LANDING

BEDROOM TWO 13' 9" x 9' 6" (4.19m x 2.9m) door to ensuite

ENSUITE

BEDROOM FIVE 9' 0" x 8' 9" (2.74m x 2.67m)

BEDROOM FOUR 12' 11" x 10' 11" (3.94m x 3.33m)

BEDROOM THREE 15' 1 into bay" x 12' 9" (4.6m x 3.89m)

BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM 13' 5" x 10' 5" (4.09m x 3.18m) Sliding doors to walk in wardrobe, door to ensuite

ENSUITE

REAR GARDEN Decked and patio seating areas, summer house with power and lighting, access to garage and secure side access to front of house.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk