

OFFERS IN EXCESS OF
£595,000
25 Court Lane
Drayton, PO6 2LQ

PROPERTY SUMMARY

Offered with no forward chain, we are delighted to present this well-appointed four-bedroom detached family home, ideally located on Court Lane with convenient access to local infant, junior, and senior schools. The ground floor features a welcoming lounge, a dedicated dining area, a spacious open-plan kitchen/breakfast room, a utility room, and a modern shower room with WC. Upstairs, the first floor offers three comfortable bedrooms, a home office, and a family bathroom. A further generously sized double bedroom occupies the second floor. Externally, the property boasts a beautiful rear garden with a covered BBQ area perfect for entertaining, alongside a garage, a driveway, and additional off-road parking at the front. To arrange your viewing, contact our Drayton Office today!





FRONT Off road parking, lawn and mature shrubs and bushes, shared access to rear garden.

HALLWAY

LOUNGE 18' 4" x 11' 9" (5.59m x 3.58m)

SHOWER ROOM

Under floor heating.

DINING ROOM 15' 1" x 10' 10" (4.6m x 3.3m)

KITCHEN/BREAKFAST ROOM 22' 2" x 18' 4" (6.76m x 5.59m)

Under floor heating.

UTILITY ROOM 8' 10" x 6' 6" (2.69m x 1.98m)

FIRST FLOOR LANDING

BEDROOM ONE 18' 2" x 11' 10" (5.54m x 3.61m)

BEDROOM THREE 15' 1" x 10' 10" (4.6m x 3.3m)

BEDROOM FOUR 9' 0" x 9' 0" (2.74m x 2.74m)

OFFICE 8' 0" x 4' 7" (2.44m x 1.4m)

FAMILY BATHROOM

STAIRS TO SECOND BEDROOM

BEDROOM TWO 23' 2 max" x 13' 0 max" (7.06m x 3.96m)

REAR GARDEN Patio seating areas, lawn and mature shrubs and bushes, side access to front of property. Under cover BBQ area, garage with driveway and secure gate access.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 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
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estate and letting agents

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