



£475,000
131 Station Road
Drayton, PO6 1PL

Nestled on Station Road in the heart of Drayton, this versatile three/four-bedroom semi-detached home offers generous living space ideal for modern family life. The ground floor features a welcoming lounge, a flexible fourth bedroom or home office, a spacious kitchen/diner perfect for entertaining, a separate utility room, and a convenient downstairs shower room. Upstairs, you'll find a modern family bathroom alongside three well-proportioned double bedrooms. The master bedroom benefits from its own private ensuite. Outside, the property boasts off-road parking and a large rear garden complete with a powered and lit outbuilding offering additional storage or potential workspace. To arrange your viewing, contact our Drayton Office today and discover the potential of this fantastic home!





FRONT Off road parking, side access to rear garden, front door to property.

HALLWAY

BEDROOM FOUR/OFFICE 14' 0" x 8' 3" (4.27m x 2.51m)

LOUNGE 15' 2" x 14' 8" (4.62m x 4.47m)

KITCHEN/DINER 21' 3" x 11' 2" (6.48m x 3.4m)

UTILITY ROOM 5' 7" x 5' 4" (1.7m x 1.63m)

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM ONE 15' 5" x 8' 3" (4.7m x 2.51m)

ENSUITE

BEDROOM TWO 14' 9" x 9' 9" (4.5m x 2.97m)

BEDROOM THREE 11' 2" x 9' 3" (3.4m x 2.82m)

FAMILY BATHROOM

REAR GARDEN

OUT BUILDING

STORAGE AREA



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	78	81
(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	

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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