

OFFERS OVER

£560,000

84 Station Road

Portsmouth, PO6 1PJ

PROPERTY SUMMARY

Situated on Station Road in Drayton, this versatile four- bedroom detached home offers excellent access to local schools, shops, and motorway links. The ground floor provides flexible living accommodation, featuring two bedrooms, one of which benefits from modern ensuite facilities, a generous 32' lounge/diner, a contemporary fitted kitchen with a large central island, and a stylish family bathroom. Ascending to the first floor, you will find two further double bedrooms, a walk- in wardrobe/dressing room, and an additional bathroom, creating an ideal layout for families or those seeking multi- generational living. Externally, the property continues to impress. The large westerly- facing rear garden offers multiple patio seating areas, a bar with power and lighting, and a covered seating space perfect for entertaining. To the front, there is convenient off- road parking. To arrange your viewing, contact our Drayton Office today.

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

PORCH

HALLWAY

BATHROOM 6' 5" x 5' 8" (1.96m x 1.73m)

BEDROOM TWO 13' 6 into bay" x 10' 10" (4.11m x 3.3m) Door to ensuite.

ENSUITE 10' 9" x 3' 3" (3.28m x 0.99m)

BEDROOM FOUR 10' 11 max" x 7' 10 max" (3.33m x 2.39m)

KITCHEN 19' 0" x 10' 10" (5.79m x 3.3m)

LOUNGE 32' 2" x 10' 10" (9.8m x 3.3m)

FIRST FLOOR LANDING

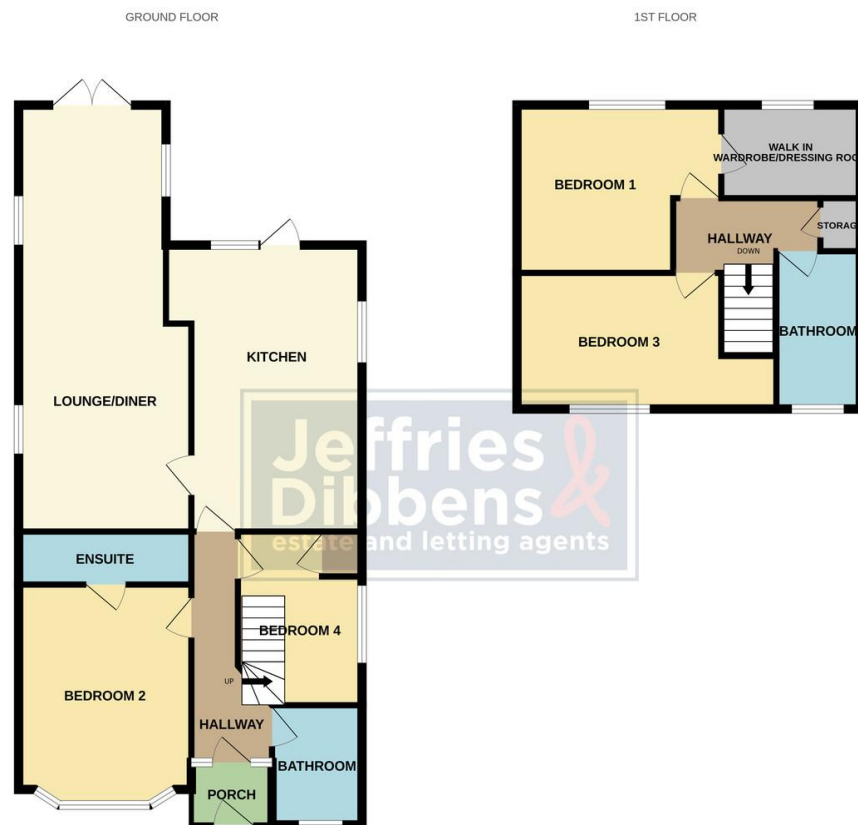
BEDROOM ONE 14' 6 max" x 11' 3" (4.42m x 3.43m)

WALK IN WARDROBE/DRESSING ROOM

BEDROOM THREE 14' 6" x 10' 11" (4.42m x 3.33m)

BATHROOM 12' 8" x 4' 11" (3.86m x 1.5m)

REAR GARDEN large westerly facing rear garden with multiple patio seating areas and artificial lawn, bar with power and lighting and under cover seating 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
Hampshire County Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	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
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