



ASKING PRICE OF  
**£699,995**  
**207 Havant Road**  
Drayton, PO6 1DA

We are delighted to welcome to the market this deceptively large five bedroom detached family home in the sought after location of Havant Road, Drayton. Situated in the heart of Drayton it is within the catchment for both Solent and Springfield Schools and easy access of local shopping amenities, bus routes and road links. The spacious property is set over two floors and has 2488 sq ft of living space comprising; entrance hall, three reception rooms, bedroom five / reception room, cloakroom, utility room and open plan kitchen / breakfast room on the ground floor. On the first floor you will find a modern bathroom suite and four bedrooms with bedroom one benefitting from a walk-in wardrobe and bedroom two offering en-suite facilities. Additional benefits to the property include off road parking for multiple cars, landscaped terraced rear garden with an impressive detached summer house / outbuilding, further hardstand to the rear, double glazing and gas central heating.

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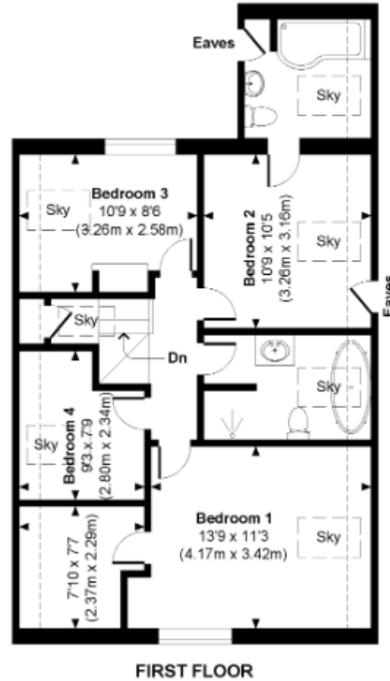
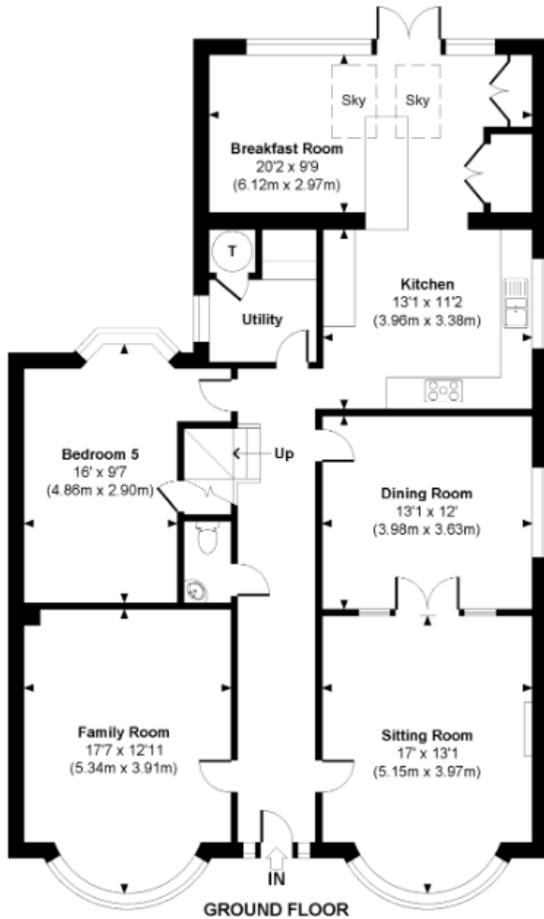
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## Havant Road

Approximate Gross Internal Area  
 Main House = 2067 Sq Ft / 192.01 Sq M  
 Summer House = 421 Sq Ft / 39.08 Sq M  
 Total = 2488 Sq Ft / 231.09 Sq M  
 Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.

**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             |         | 78 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### OFFICE ADDRESS

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

### CONTACT

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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