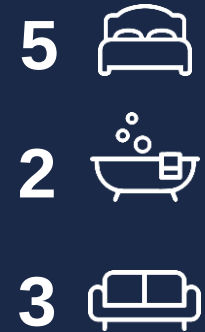


£475,000
19 Laburnum Avenue
Drayton, PO6 1QH

Situated within a quiet cul-de-sac, this extended semi-detached family home offers spacious and versatile accommodation throughout, making it an ideal choice for growing families. The property boasts five well-proportioned bedrooms and an impressive layout comprising three reception areas, providing ample space for both everyday family living and entertaining. At the heart of the home is a generous 14' kitchen, complemented by the flexible reception accommodation and enjoying views over the rear garden. Externally, the property benefits from off-road parking to the front, while to the rear is a private westerly-facing garden, ideal for enjoying afternoon and evening sunshine. Conveniently located close to a range of local amenities, transport links and well-regarded schools (subject to confirmation), this attractive family home combines space, practicality and a desirable residential setting.





PORCH

HALLWAY

SITTING ROOM 13' 10" into bay x 12' 9" (4.22m x 3.89m)

DINING ROOM / KITCHEN Opening directly into kitchen, maximum depth 27'0".

DINING ROOM 13' 0" x 11' 0" (3.96m x 3.35m)

KITCHEN 14' 0" x 13' 2" (4.27m x 4.01m)

UTILITY / CLOAKROOM

STUDY 9' 0" x 7' 9" (2.74m x 2.36m)

FIRST FLOOR

BEDROOM ONE 14' 4" into bay x 11' 4" (4.37m x 3.45m)

BEDROOM TWO 13' 0" x 11' 4" (3.96m x 3.45m)

BEDROOM FIVE 7' 8" x 7' 7" (2.34m x 2.31m)

FAMILY BATHROOM

TOP FLOOR

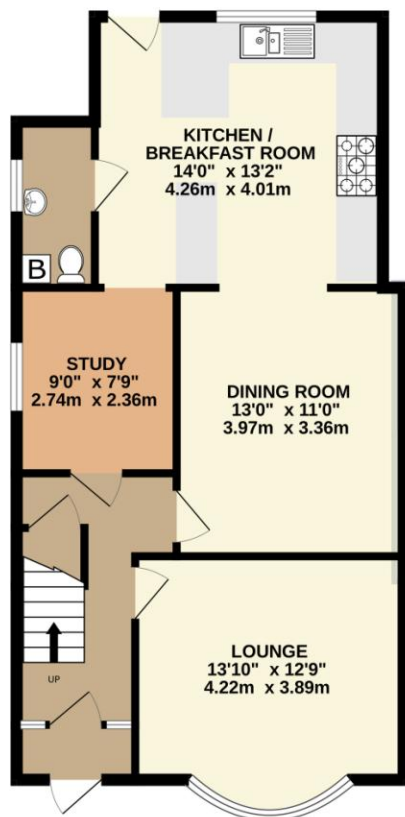
BATHROOM 7' 5" x 5' 5" (2.26m x 1.65m)

BEDROOM THREE 11' 9" x 8' 9" (3.58m x 2.67m)

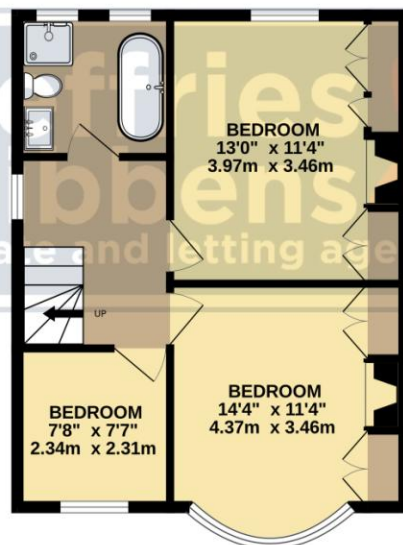
BEDROOM FOUR 9' 7" x 9' 2" (2.92m x 2.79m)

REAR GARDEN Westerly aspect.

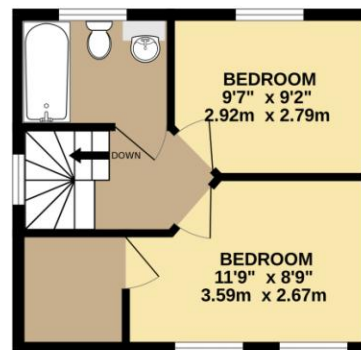
PARKING Off road parking to the front of the property.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 1636sq.ft. (152.0 sq.m.) approx.

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		
69-80	C		79 C
55-68	D	67 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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