

ASKING PRICE OF

£649,500

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 receptions 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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ENTRANCE HALL 29' 10" x 4' 9" (9.09m x 1.45m)

SITTING ROOM 17' 0" x 13' 1" (5.18m x 3.99m)

FAMILY ROOM 17' 7" x 12' 11" (5.36m x 3.94m)

DINING ROOM 13' 1" x 12' 0" (3.99m x 3.66m)

CLOAKROOM 4' 11" x 2' 8" (1.5m x 0.81m)

BEDROOM 5/ RECEPTION ROOM 16' 0" x 9' 7" (4.88m x 2.92m)

UTILITY ROOM 7' 9" x 6' 5" (2.36m x 1.96m)

KITCHEN 13' 1" x 11' 2" (3.99m x 3.4m)

BREAKFAST ROOM 20' 2" x 9' 9" (6.15m x 2.97m)

BEDROOM ONE 13' 9" x 11' 3" (4.19m x 3.43m)

WALK-IN WARDROBE 7' 10" x 7' 7" (2.39m x 2.31m)

BEDROOM TWO 10' 9" x 10' 5" (3.28m x 3.18m)

ENSUITE 7' 10" x 7' 5" (2.39m x 2.26m)

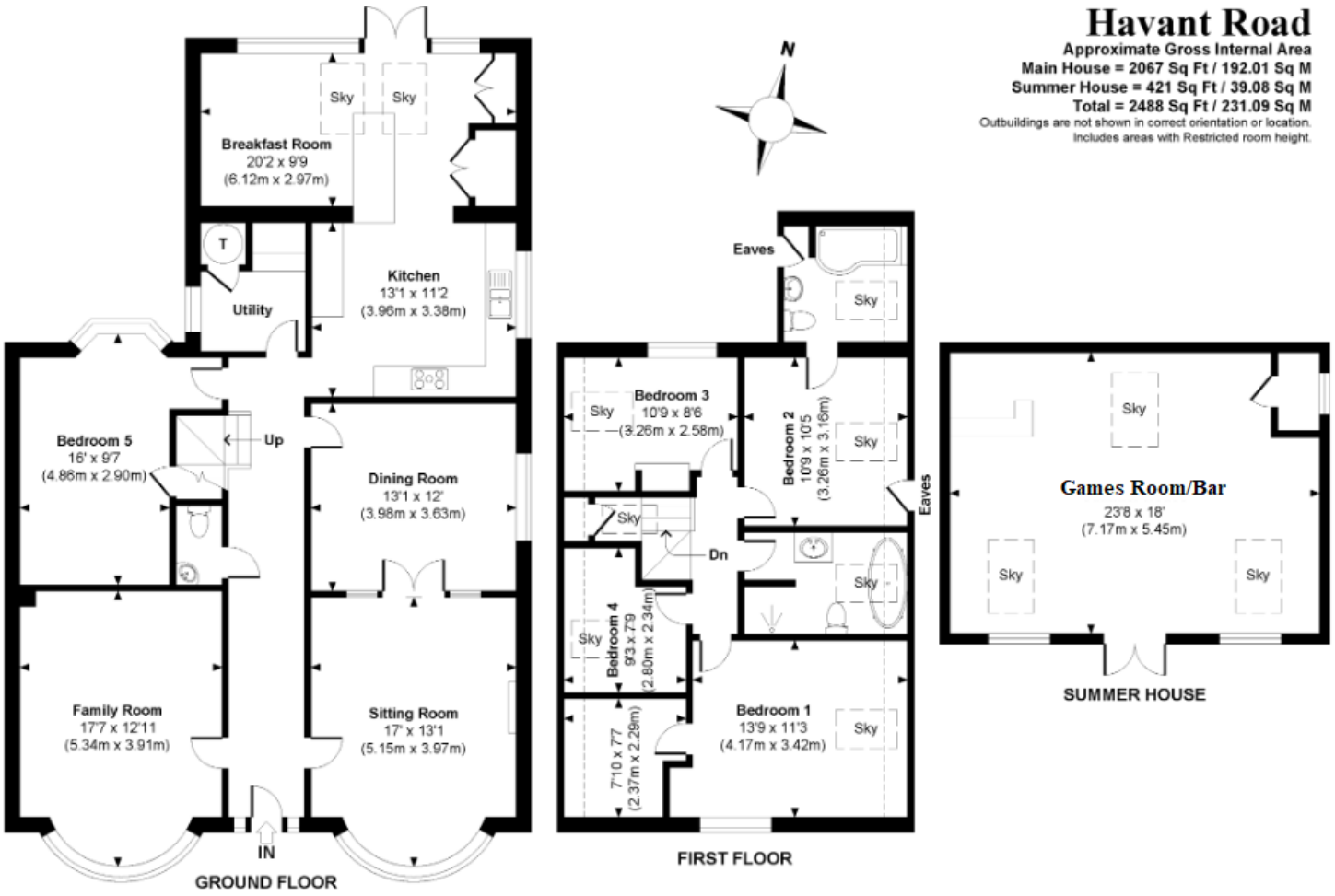
BEDROOM THREE 10' 9" x 8' 6" (3.28m x 2.59m)

BEDROOM FOUR 9' 3" x 7' 9" (2.82m x 2.36m)

FAMILY BATHROOM 10' 3" x 6' 1" (3.12m x 1.85m)

GARDEN

OUTBUILDING/SUMMER HOUSE 23' 8" x 18' 0" (7.21m x 5.49m)

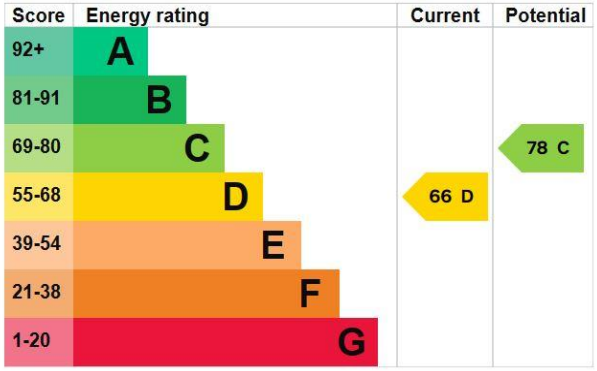


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only



Jeffries & Dibbens
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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