
Jeffries & Dibbens
estate and letting agents
Offers in excess of
£600,000
26 Tregaron Avenue

PROPERTY SUMMARY

Introducing to the market this individually designed detached family home located in the desirable location of Tregaron Avenue, Drayton. This impressive property boasts a large living room, spacious kitchen, study and a downstairs WC. While the first floor consists of three good size double bedrooms and a family bathroom. Externally you will find a westerly facing rear garden with access to a 19' garage while the front of the property benefits from a driveway providing off road parking for multiple vehicles. To arrange your viewing contact our Drayton Office today!

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FRONT Off road parking for multiple vehicles, access to rear garden, front door to porch.

PORCH

HALLWAY

LOUNGE 24' 6" x 12' 8" (7.47m x 3.86m)

KITCHEN 13' 3" x 12' 2" (4.04m x 3.71m)

STUDY 12' 8" x 9' 0" (3.86m x 2.74m)

WC

LANDING

BEDROOM ONE 16' 9 max" x 13' 8 max" (5.11m x 4.17m)

BEDROOM TWO 16' 2 into bay" x 13' 7" (4.93m x 4.14m)

BEDROOM THREE 15' 0" x 11' 5" (4.57m x 3.48m)

FAMILY BATHROOM

REAR GARDEN

GARAGE 19' 5" x 19' 0" (5.92m x 5.79m)



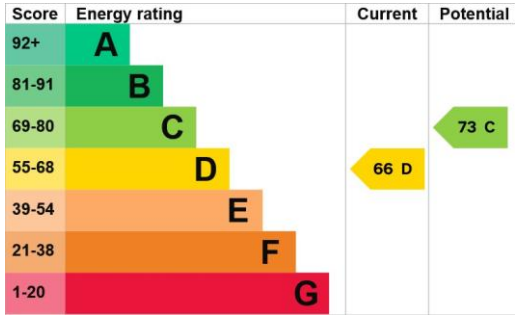
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 E

VIEWINGS
By prior appointment only



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 & Dibbens estate and letting agents

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

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk