

**£625,000**

**2a Lendorber Avenue**

Portsmouth, PO6 2JY



## PROPERTY SUMMARY

Located in the cul de sac position of Lendorber Avenue, Drayton, you will find this stunning four bedroom detached family home. The property has been extended and enhanced by the current owners to now offer a large open plan kitchen/diner, a utility room, a lounge and a downstairs WC. Ascending the stairs to the first floor you will find the first three bedrooms and family bathroom, while the second floor boasts a spacious main bedroom with ensuite facilities. Externally there is a good size west facing rear garden with access to a gym/studio as well as off road parking located to the front of the property. To arrange your viewing contact our Drayton Office at your earliest convenience.





**FRONT** Off road parking for multiple vehicles, front door to property.

**HALLWAY**

**LOUNGE** 15' 5" x 12' 8" (4.7m x 3.86m)

**WC**

**KITCHEN/DINER** 23' 3 max" x 20' 1 max" (7.09m x 6.12m)

**UTLITY ROOM** 14' 0" x 6' 10" (4.27m x 2.08m)

**LANDING**

**BEDROOM TWO** 13' 11" x 12' 9" (4.24m x 3.89m)

**BEDROOM THREE** 13' 7" x 11' 1" (4.14m x 3.38m)

**BEDROOM FOUR** 10' 0" x 8' 9" (3.05m x 2.67m)

**FAMILY BATHROOM**

**SECOND FLOOR LANDING**

**MASTER BEDROOM** 15' 11" x 11' 9" (4.85m x 3.58m)

**ENSUITE**

**REAR GARDEN**

**GYM/STUDIO** 18' 8" x 11' 6" (5.69m x 3.51m)



GYM/STUDIO

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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  
Dibb**  
estate and letting agents

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