

# LABURNUM AVENUE

DRAYTON | PORTSMOUTH | PO6 1QH



£465,000  
FREEHOLD

- Semi-Detached Chalet Bungalow
- Off Road Parking
- Well presented Throughout
- Spacious Garden with Outbuilding
- Three Bedrooms
- Modern Kitchen & Bathroom
- Close to Local Amenities
- Solent, Court Lane & Springfield School Catchment Area



## In Brief

We are delighted to welcome to the market this deceptively spacious semi detached chalet bungalow providing a versatile layout. Set in a quiet cul-de-sac, just a short stroll from Drayton Surgery, bus routes and all the local amenities and within the school catchment area for both Solent and Court Lane and Springfield Secondary School.

The property is approached by a block paved driveway providing off road parking for multiple cars. Upon entry, you are greeted by a welcoming hallway leading to the spacious living/dining room, perfect for relaxing or entertaining, with double doors opening through to the conservatory which incorporates a handy utility area. A well proportioned, modern kitchen provides ample storage and worktop space with direct access to the rear garden. The master bedroom sits at the front of the room and is complete with built in wardrobes. A sleek family bathroom completes the ground floor accommodation with bath and separate walk in shower. Upstairs the chalet style design creates a further two bedrooms both complete with air conditioning and eaves storage. Bedroom two boasts a WC.

Externally, the rear garden is mainly laid to lawn with an area of artificial lawn and patio, an idyllic setting, a perfect spot to enjoy those summer evenings with a BBQ area, raised decking, and seating areas. Furthermore, there is an outbuilding complete with power, a versatile space which would make a great home office, home gym or bar.

We strongly recommend viewing to truly appreciate all this home has to offer.

£465,000

## KEY FACTS

Freehold

EPC Rating - D

Council Tax Band - D



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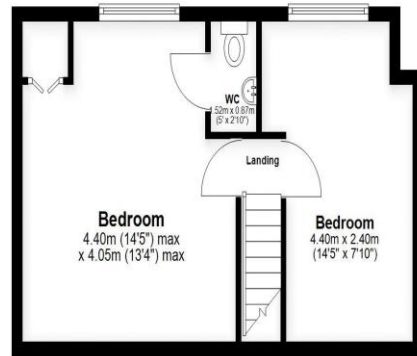
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**Ground Floor**



**First Floor**



These plans are for illustrative purposes only and while we take every care to confirm their accuracy, they must not be relied upon as a definitive representation of the subject property.  
Plan produced using PlanUp.

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