



19 Highlands Road, Drayton, Hampshire, PO6 1HL

TOWN & COUNTRY
SOUTHERN

- 4 Bedrooms, Bathroom & Shower Room
- 3 Reception Areas
- 15' Fitted Kitchen, Utility Room
- Garage & Off Road Parking
- Westerly Facing Rear Garden
- Catchment for Local Schools (subject to confirmation)

An extended, four-bedroom semi-detached family home which is situated in a popular cul-de-sac residential location yet within easy access of local shopping amenities, commutable road links, recreation grounds and catchment for both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over three floors and comprises; hallway, sitting room with doors leading to dining room, snug/garden room, kitchen, study, outer lobby and utility room on the ground floor with three bedrooms and a shower room on the first floor, on the top floor is a further bedroom and bathroom. Having off road parking, an integral garage, double glazing, gas fired central heating, a westerly facing rear garden and views from the top bedroom towards the City of Portsmouth and the Isle of Wight in the distance, early internal viewing of this family home is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: Lowered kerb leading to brick paviour driveway with off road parking, brick retaining wall with hedge and flowering borders, integral garage, external lighting and power points, curved steps leading up to:

COVERED PORCH: Double glazed main front door with leadlight stained-glass panels with matching panels to either side leading to:

HALLWAY: Staircase rising to first floor with understairs storage cupboard housing gas and electric meters, radiator with cover over, power points, doors to primary rooms.

SITTING ROOM: 14'10" into bay window x 12'3" Double glazed square bay window to front aspect, power points, central chimney breast with surround fireplace with gas fire (not tested) and shelving to either side, textured ceiling with coving and central ceiling rose, radiator with cover over, twin glazed doors leading to:

DINING ROOM: 15'0" x 11'2" Textured ceiling with coving and central ceiling rose, arched opening leading to kitchen, square opening leading to snug, power points.

GARDEN ROOM / SNUG: 10'4" x 7'0" Wood laminate flooring, twin glazed doors with windows to either side leading to rear garden, two Velux skylight windows, power points, wall lights, radiator.

KITCHEN: 15'3" x 6'11" Double glazed window to rear aspect overlooking garden, comprehensive range of matching wall and floor units with Corian worksurface, inset 1½ bowl sink unit with mixer tap and waste disposal unit, matching splashback, inset Bosch induction four ring hob with pan drawers under, green glass splashback, extractor hood, fan and light over, pull-out bin drawer, integrated dishwasher with matching door, range of drawer units, ceiling spotlights and coving, tiled flooring with underfloor heating, integrated fridge and freezer with matching doors, wine cooler, curved corner unit, twin double oven and grill with hot drawer under and shelf over, radiator, leadlight stained glass window, double glazed panelled door to outer lobby.

STUDY AREA: 6'11" x 6'10" Door to kitchen, door to hallway, textured ceiling and coving, door to cloakroom, power points.

CLOAKROOM: Wooden flooring, low level w.c, pedestal wash hand basin with glass tiled splashback, medicine cabinet with lighting over, window to rear, radiator, textured ceiling and coving.

OUTER LOBBY: Double glazed door and window to rear, tiled flooring, range of storage cupboards, doorway opening to:

UTILITY ROOM: 7'6" x 7'5" Range of wall and floor units with roll top worksurface over, single drainer sink unit with mixer tap and cupboards under, washing machine point, power points, space for tumble dryer, fluorescent tube lighting, opening leading to:

GARAGE: 13'1" x 11'7" Remote control up and cover shutter door, fluorescent tube lighting, power points.

FIRST FLOOR: Landing, double glazed window to side aspect, balustrade, ceiling spotlights, doors to primary rooms, staircase rising to top floor.

BEDROOM 2: 15'4" into bay window x 10'0" to front of wardrobes (12'4" max). Double glazed square bay window to front aspect with built-in chest of drawers and central seating area under, range of floor to ceiling built-in wardrobes to one wall with hanging space and shelving, matching dressing table with drawers under and beside cabinets, radiator with cover over, panelled door, textured ceiling with coving, power points.

BEDROOM 3: 15'0" x 11'2" Double glazed window to rear aspect with far reaching views towards the City of Portsmouth in the distance with radiator under, textured ceiling with coving, power points, panelled door.

BEDROOM 4: 9'2" x 6'11" Double glazed window to rear aspect overlooking garden, radiator, panelled door, textured ceiling with coving, power points.

SHOWER ROOM: Corner shower cubicle with curved panelled doors, fully ceramic tiled to floor and walls, close coupled w.c with dual flush, double glazed frosted window to front aspect, vanity unit with mixer tap, cupboards and drawer under, mirror with pelmet lighting over, chrome heated towel rail, ceiling spotlights.

TOP FLOOR: Double glazed window to side aspect with views towards Portsdown Hill and Purbrook Fort.

BATHROOM: White suite comprising; panelled bath with Mira shower over and screen, low level w.c with dual flush, vanity unit with wash hand basin and drawers under, fully ceramic tiled to walls with slight eaves to front ceiling restricting headroom, Velux skylight window, ceiling spotlights, tiled flooring, chrome heated towel rail

BEDROOM 1: 18'5" decreasing to 9'0" x 14'10" decreasing to 9'0" L shaped, access to eaves storage space, radiator, power points, wood laminate flooring, storage cupboards and chest of drawers, twin double glazed dormers to rear aspect with views towards Portsdown Hill to one angle and the City of Portsmouth and the Isle of Wight to the other, ceiling spotlights, power points, boiler cupboard housing Worcester boiler supplying domestic hot water and central heating with pump system (not tested), ceiling spotlights, measurements taken from approximately 3'5" off floor level with eaves to front ceiling.

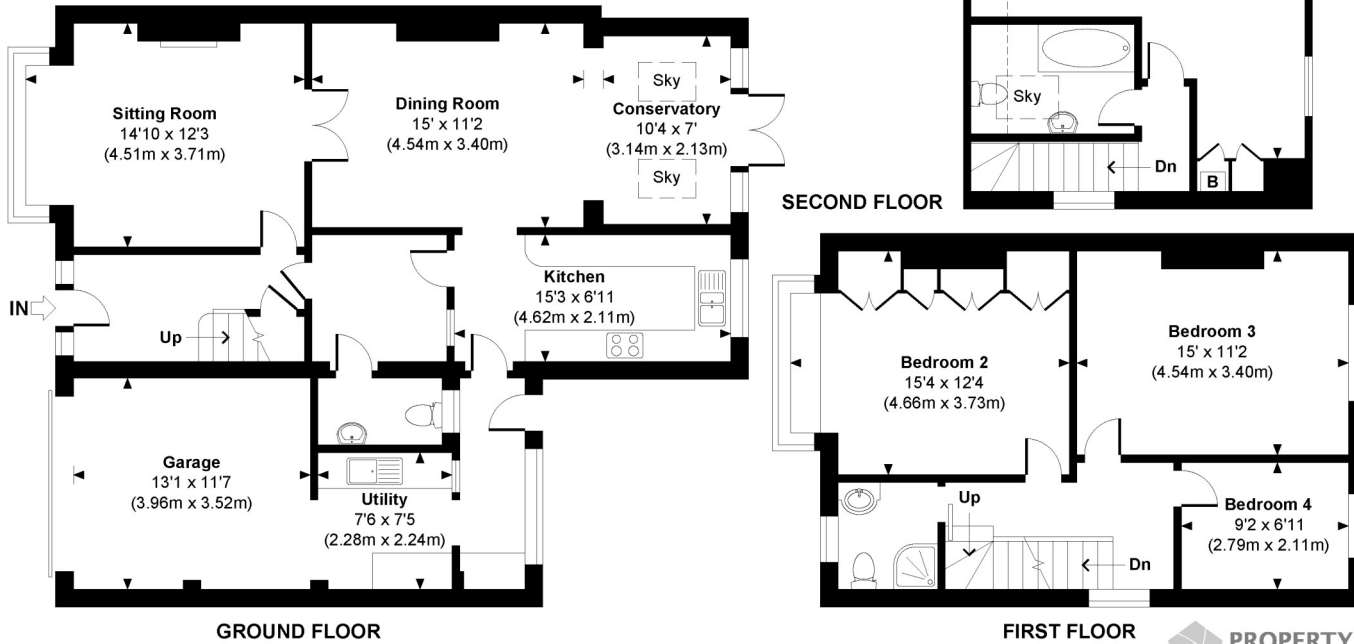
OUTSIDE: To the rear, accessible from the outer lobby is a paved area which wraps around to the rear westerly facing garden with flowering shrub borders, enclosed by hedges and fence panelling with pergola, wooden built garden shed, outside cold-water tap, from the and snug / garden room is a step down to the patio area with a remote controlled awning over.

DIRECTIONS: From our office proceed along the Havant Road in an east-erly direction taking the second road on the left-hand side into Portsdown Avenue, turn first right into Solent Road the second left into Highlands Road where No.19 can be found at the northern end of the cul-de-sac



Highlands Road

Approximate Gross Internal Area
 Main House = 1717 Sq Ft / 159.52 Sq M
 Garage = 150 Sq Ft / 13.94 Sq M
 Total = 1867 Sq Ft / 173.46 Sq M
 Includes areas with Restricted room height.



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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