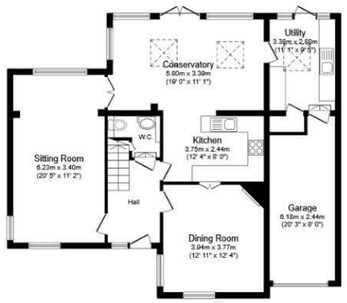



Ground Floor




First Floor



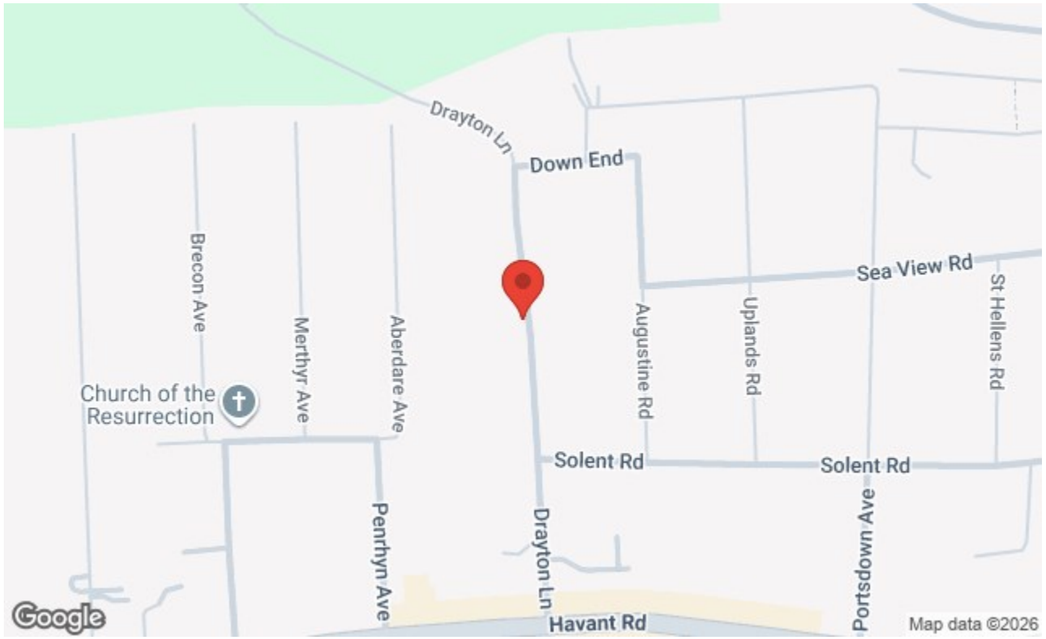

Annex




Outbuilding

Total floor area: 224.2 sq.m. (2,413 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Offers In Excess Of £925,000

Drayton Lane, Portsmouth PO6 1HG



3 2 2

## HIGHLIGHTS

- THREE BEDROOM DETACHED HOUSE
- ONE BEDROOM ANNEX
- DRIVE AND GARAGE
- SOUGHT AFTER DRAYTON LANE
- NO FORWARD CHAIN
- TWO BATHROOMS
- WORKSHOP
- LARGE PLOT
- LOTS OF POTENTIAL
- THREE RECEPTION ROOMS

Nestled in the highly sought-after area of Drayton Lane, Portsmouth, this impressive detached house offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,414 square feet, the property boasts three generously sized double bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to provide ample living space, ensuring that every member of the household can enjoy their own area. The property also features two well-appointed bathrooms, adding to the convenience of daily living.

One of the standout features of this home is the additional one-bedroom annex, which offers versatility for guests, extended family, or even as a home office. This separate space enhances the property's appeal, providing options for various lifestyles.

For those with vehicles, the property includes parking for up to five vehicles, a rare find in this desirable location. The garage further adds to the practicality of the home, offering additional storage or workshop space.

Situated in the charming neighbourhood of Drayton, residents will benefit from a range of local amenities, schools, and parks, making it an excellent choice for families. This property presents a unique opportunity to acquire a spacious and versatile home in a prime location. Do not miss the chance to make this delightful house your new home.

Call today to arrange a viewing
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# PROPERTY INFORMATION

**ENTERANCE HALL**

**WC**

**SITTING ROOM**
20'5" x 11'1" (6.23 x 3.40)

**DINING ROOM**
12'11" x 12'4" (3.94 x 3.77)

**CONSERVATORY**
19'0" x 11'1" (5.80 x 3.39)

**KITCHEN**
12'3" x 8'0" (3.75 x 2.44)

**UTILITY ROOM**
11'1" x 9'5" (3.39 x 2.88)

**GARAGE**
20'3" x 8'0" (6.18 x 2.44)

**BEDROOM ONE**
12'11" x 12'4" (3.94 x 3.77)

**ENSUITE**

**BEDROOM TWO**
14'10" x 11'1" (4.53 x 3.39)

**BEDROOM THREE**
19'8" x 14'6" (6.00 x 4.42)

**BATHROOM**

**ANNEX**

**SITTING ROOM**
18'1" x 11'11" (5.52 x 3.64)

**BEDROOM**
11'7" x 7'4" (3.54 x 2.24)

**KITCHEN**
10'9" x 6'2" (3.29 x 1.90)

**BATHROOM**

**WORKSHOP**
18'4" x 8'0" (5.61 x 2.44)

**ANTI MONEY LAUNDERING**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS OFFER CHECK PROCEDURE**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**SOLICITOR/ CONVEYANCING**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**FREE/LEASE**
Freehold









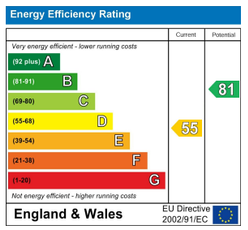













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