GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.

1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.

TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

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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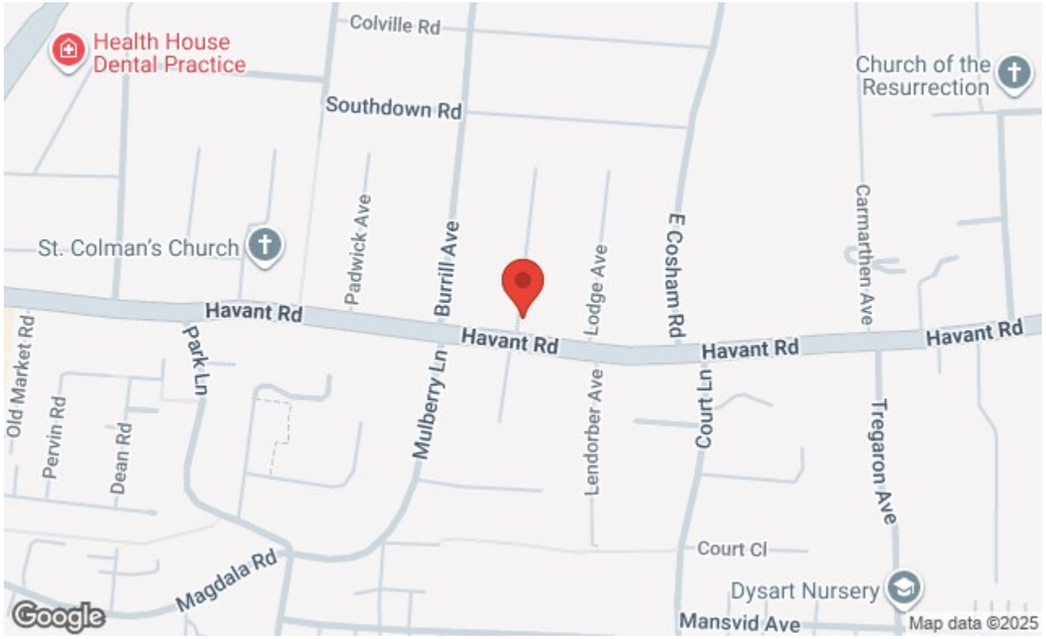

FOR SALE

Offers In Excess Of £625,000

Havant Road, Portsmouth PO6 2JD

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4 2 2

HIGHLIGHTS

- DETACHED
- CORNER PLOT
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- PARKING+GARAGE
- FRONT, SIDE, REAR GARDEN.
- LARGE LIVING SPACE
- A PERFECT FAMILY HOME
- A MUST SEE!

LARGE FOUR BEDROOM DETACHED DRAYTON HOME

We are delighted to welcome to the sales market, this executive detached house which sits on Havant road in Drayton.

The stunning family home is situated on a large corner plot, benefiting from very well maintained front lawn, which is accessed along the pathway, which leads to the front porch.

Entering the property, you have a beautiful entrance hallway, which is a wonderful first impression into the property.

Off the entrance hallway, we have access in to the large dining room which is a great space for getting together with family, moving through the property we have the lounge which measures over 21ft in length and see's dual aspect windows flooding the room with natural light.

The property's kitchen has plenty of work surfaces, built in appliances. The kitchen also has access to the conservatory which is a great space to sit and unwind over looking the rear garden..

Completing the ground floor is the downstairs shower room.

Being located on a corner plot, the rear garden is an excellent size. The garden has a large lawn and patio area with access to the car port and garage, along with side access to the front.

Moving to the first floor, the property has four double bedrooms, all of which are bright and airy.

Completing the property, and accessed off the large landing is the modern thee-piece family bathroom.

This property is an excellent size, so we therefore strongly recommend booking a viewing!

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

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE

DINING ROOM
15'10" x 13'1" (4.85 x 4.01)

LOUNGE
21'5" x 12'0" (6.55 x 3.68)

KITCHEN
13'1" x 10'4" (4.01 x 3.15)

CONSERVATORY
9'10" x 8'10" (3.00 x 2.70)

BATHROOM
9'6" x 6'2" (2.91 x 1.88)

BEDROOM ONE
15'10" x 13'1" (4.85 x 4.01)

BEDROOM TWO
12'2" x 12'2" (3.71 x 3.71)

BEDROOM THREE
12'0" x 8'9" (3.68 x 2.67)

BEDROOM FOUR
11'0" x 8'9" (3.37 x 2.67)

BATHROOM
9'10"z5'4" (3.00z1.64)

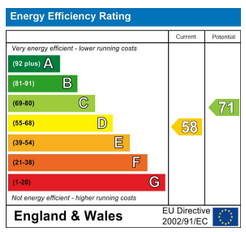
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : E

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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