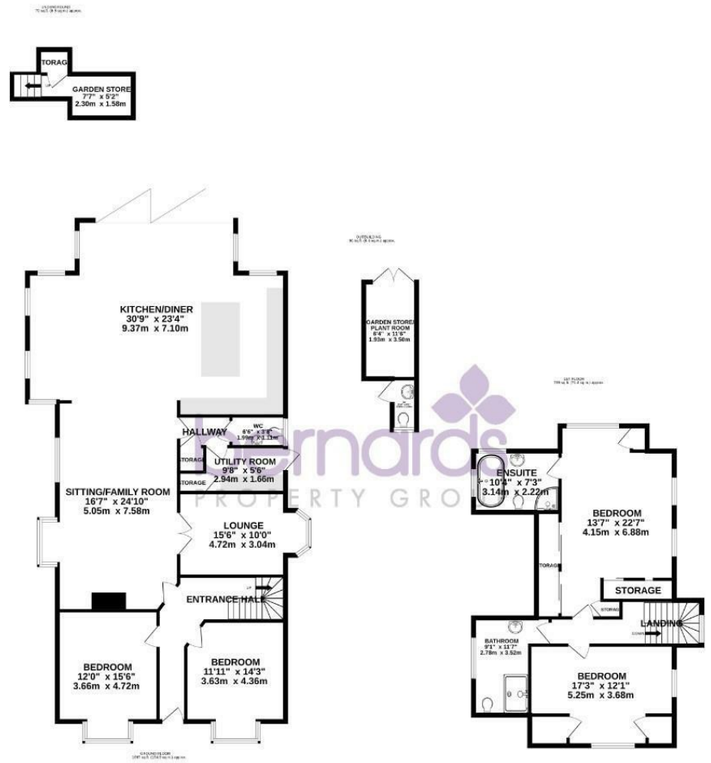

TOTAL FLOOR AREA : 2597 sq.ft. (241.2 sq.m.) approx.

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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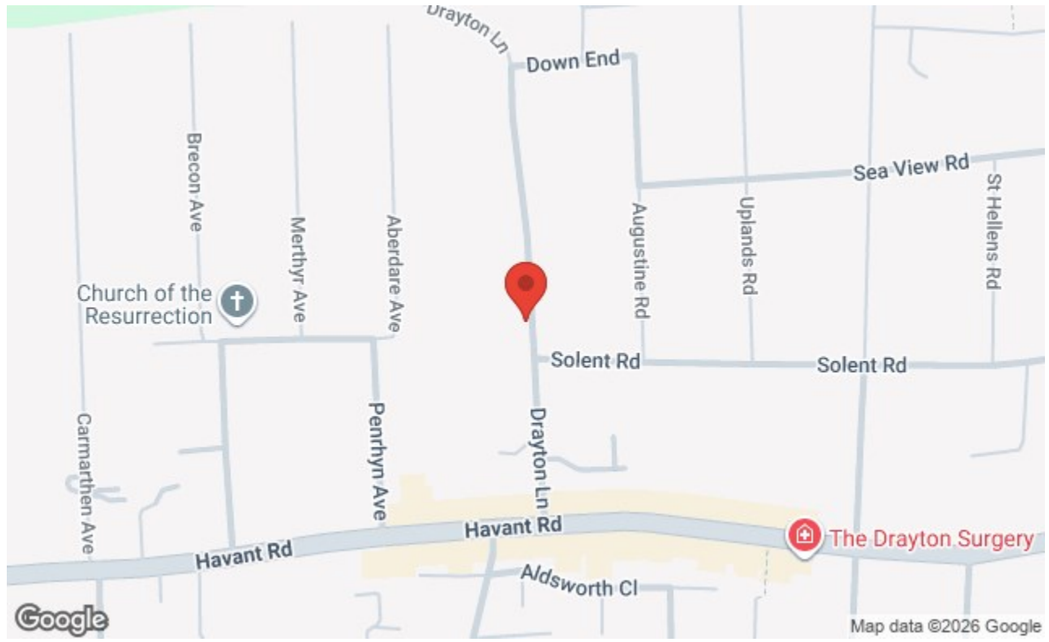

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £1,075,000

Drayton Lane, Portsmouth PO6 1HG

bernards THE ESTATE AGENTS



4 2 3

HIGHLIGHTS

- FOUR BEDROOM CHALET STYLE HOME
- 30FT OPEN PLAN KITCHEN / DINER
- DRIVE & CAR PORT
- WEST FACING REAR GARDEN
- TWO BATHROOMS
- HIGH END FINISH THROUGHOUT
- SOUGHT AFTER DRAYTON LANE LOCATION
- 24FT LOUNGE
- LARGE PATIO / ENTERTAINING AREA
- SOLAR /UNDERFLOOR HEATING / AIR-CON

Nestled in the highly sought-after area of Drayton Lane, Portsmouth, this stunning detached house offers an impressive 2,597 square feet of luxurious living space. With four generously sized double bedrooms, this property is perfect for families or those who enjoy having extra room for guests. The two large bathrooms provide ample facilities for all, ensuring comfort and convenience.

The heart of the home features an open-plan living area that seamlessly blends the kitchen, dining, and lounge spaces, creating an inviting atmosphere ideal for both relaxation and entertaining. The high-end finish throughout the property is complemented by modern amenities such as underfloor heating and air conditioning, ensuring a comfortable environment year-round.

The exterior of the property is equally impressive, boasting a beautiful garden and a dedicated entertaining area, perfect for hosting gatherings or enjoying quiet evenings outdoors. The large driveway and carport provide parking for up to five vehicles, a rare find in this desirable location.

With solar panels installed, this home not only offers luxury but also promotes energy efficiency, making it an environmentally friendly choice. This property truly represents a unique opportunity to acquire a high-quality home in a prime location, combining modern living with the charm of a traditional family residence. Don't miss the chance to make this exceptional house your new home.

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

PROPERTY INFORMATION

HALLWAY

BEDROOM
12'0" x 15'5" (3.66 x 4.72)

BEDROOM
11'10" x 14'3" (3.63 x 4.36)

LOUNGE / SITTING ROOM
16'6" x 24'10" (5.05 x 7.58)

KITCHEN / DINER
30'8" x 23'3" (9.37 x 7.10)

2ND LOUNGE
15'5" x 9'11" (4.72 x 3.04)

WC

UTILITY ROOM
9'7" x 5'4" (2.94 x 1.65)

BEDROOM
7'4" x 12'0" (2.25 x 3.68)

EN-SUITE
9'10" x 7'3" (3.014 x 2.22)

BEDROOM
13'7" x 21'10" (4.15 x 6.68)

BATHROOM
9'1" x 11'6" (2.78 x 3.52)

GARDEN / PLANT ROOM
6'3" x 11'5" (1.93 x 3.5)

FREE/LEASE
Freehold

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

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.

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.



















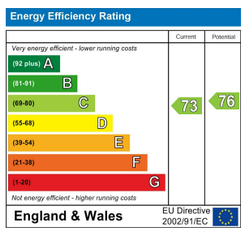

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