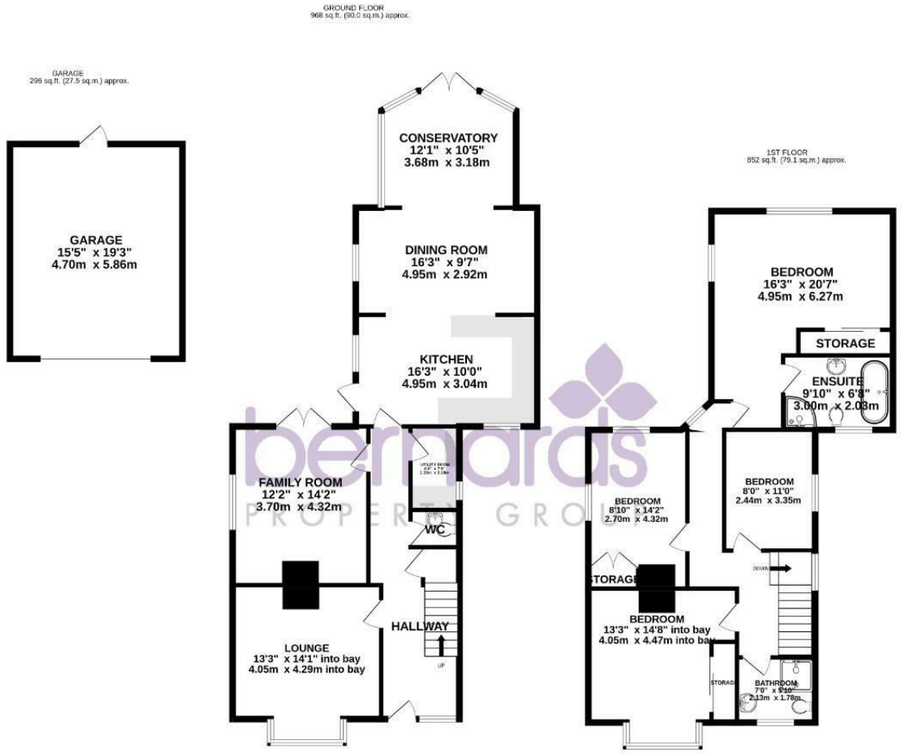


TOTAL FLOOR AREA : 2117 sq.ft. (196.6 sq.m.) approx.

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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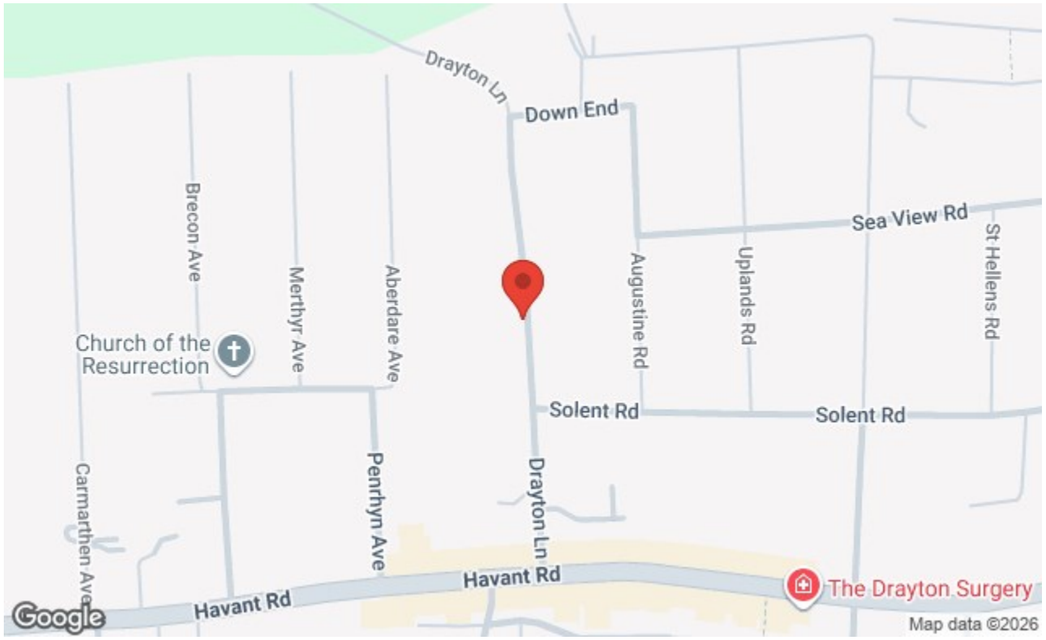


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Offers Over £975,000

## Drayton Lane, Drayton PO6 1HG

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## HIGHLIGHTS

- NO FORWARD CHAIN
- SOUGHT AFTER DRAYTON LANE
- OPEN PLAN KITCHEN/DINER
- FOUR DOUBLE BEDROOMS
- DRIVE WITH PARKING FOR MULTIPLE CARS
- GARAGE
- CIRCA 100FT WEST FACING REAR GARDEN
- CONSERVATORY
- EN-SUITE TO MAIN BEDROOM
- FOUR RECEPTION ROOMS

Nestled in the highly sought-after Drayton Lane, this stunning detached house offers an exceptional living experience in Portsmouth. Spanning an impressive 2,117 square feet, the property boasts four spacious double bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for the whole family.

The home features a well-appointed family bathroom, providing ample facilities for daily routines. The layout is thoughtfully designed with four reception rooms, including a separate lounge, a family room, and an inviting open-plan kitchen diner that is perfect for entertaining. The addition of a conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout.

One of the standout features of this property is the expansive west-facing rear garden, measuring approximately 100 feet. This outdoor space is ideal for family gatherings, gardening enthusiasts, or simply enjoying the sunshine. The property also includes a garage and a driveway that accommodates parking for up to six vehicles, making it convenient for families or guests.

With its beautiful finish throughout, this home is ready to move into and enjoy. The combination of space, style, and location makes this property a rare find in the market. Whether you are looking for a family home or a place to entertain, this residence on Drayton Lane is sure to impress. Don't miss the opportunity to make this exquisite house your new home.

Call today to arrange a viewing
02392 728 091
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# PROPERTY INFORMATION

**HALLWAY**

**LOUNGE**
13'3" x 14'0" (4.05 x 4.29)

**FAMILY ROOM**
12'1" x 14'2" (3.70 x 4.32)

**KITCHEN**
16'2" x 9'11" (4.95 x 3.04)

**DINING ROOM**
16'2" x 9'6" (4.95 x 2.92)

**CONSERVATORY**
12'0" x 10'5" (3.68 x 3.18)

**WC**

**UTILITY ROOM**

**BEDROOM ONE**
16'2" x20'6" max (4.95 x6.27 max)

**EN-SUITE**
9'10" x 6'7" (3.00 x 2.03)

**BEDROOM TWO**
13'3" x 14'7" (4.05 x 4.47 )

**BEDROOM THREE**
8'10" x 14'2" (2.70 x 4.32)

**BEDROOM FOUR**
8'0" x 10'11" (2.44 x 3.35)

**BATHROOM**
6'11" x 5'10" (2.13 x 1.78)

**GARAGE**
15'5" x 19'2" (4.70 x 5.86)

**ANTI MONEY LAUNDERING**

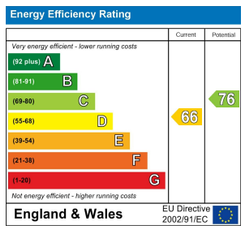
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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.

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