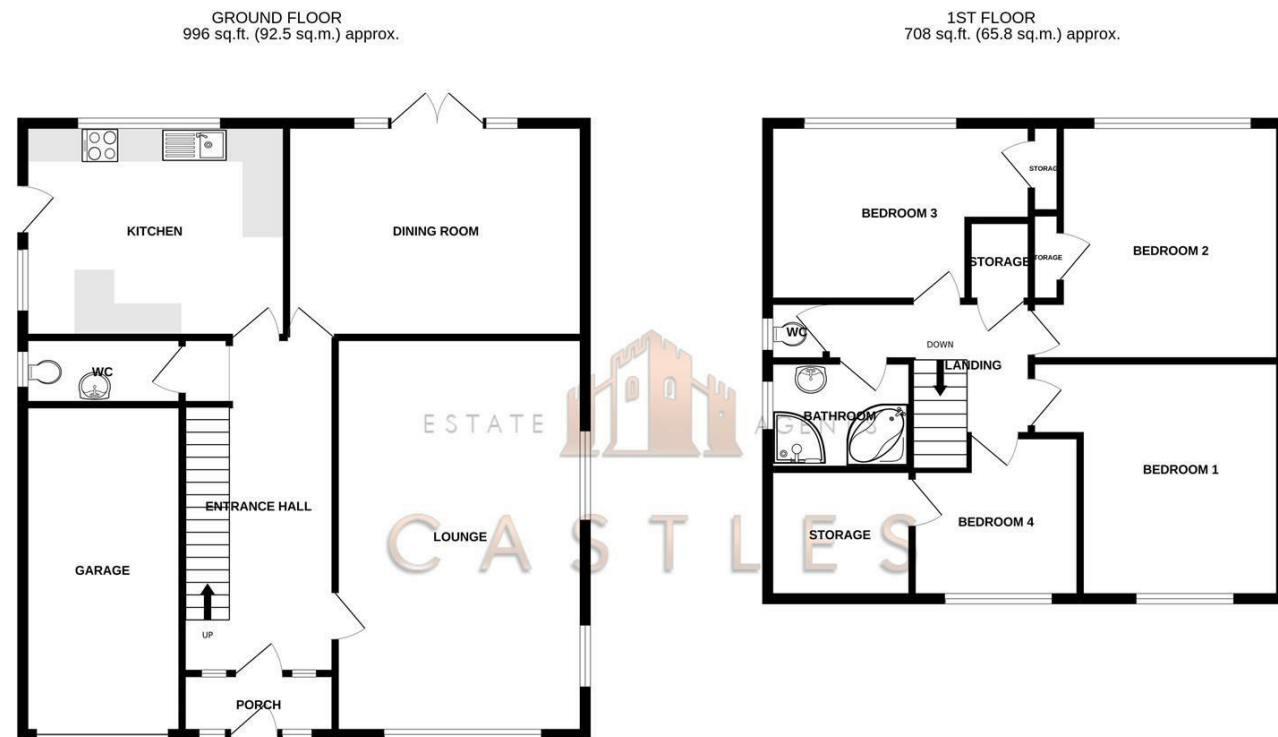


Floor Plan



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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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46 St. Matthews Road
Portsmouth, PO6 2DL

We are pleased to welcome to the market this four bedroom detached property with off road parking and garage in the popular location of St Matthews Road, Drayton.

This property is a large family home and well presented throughout. The ground floor consists of a wide entrance hallway, lounge, dining room with doors opening on to garden, kitchen and downstairs w/c.

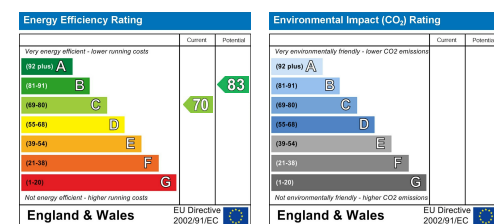
Moving upstairs there are four double bedrooms. One has access into a large eaves storage area.

Externally this home has a front garden and driveway with side access to the rear garden which is a fair size and is south facing so plenty of sunshine throughout the day. There is a paved seating area with lawn space and flower beds surrounding.

For more information or to arrange a viewing on his home please call Castles today.

Offers over £500,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



DIRECTORS

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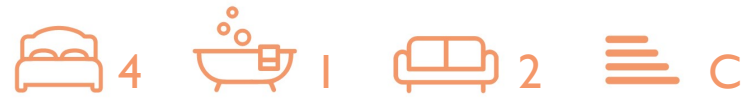


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46 St. Matthews Road

Portsmouth, PO6 2DL



- DETACHED
- LARGE FAMILY HOME
- OFF ROAD PARKING
- COSHAM/DRAYTON LOCATION
- SOLAR PANELS
- FOUR BEDROOMS
- SOUTH FACING GARDEN
- INTEGRAL GARAGE
- CLOSE TO LOCAL SHOPS

PORCH

7'2" x 3'3" (2.2 x 1.0)

ENTRANCE HALLWAY

16'4" x 8'2" (5.0 x 2.5)

LOUNGE

19'0" x 12'9" (5.8 x 3.9)

DINING ROOM

16'0" x 11'9" (4.9 x 3.6)

KITCHEN

14'1" x 11'5" (4.3 x 3.5)

DOWSTAIRS W/C

7'10" x 3'7" (2.4 x 1.1)

INTEGRAL GARAGE

17'8" x 8'6" (5.4 x 2.6)

BEDROOM ONE

15'1" x 12'9" (4.6 x 3.9)

BEDROOM TWO

13'5" x 12'9" (4.1 x 3.9)

BEDROOM THREE

14'1" x 9'6" (4.3 x 2.9)

BEDROOM FOUR

12'1" x 8'2" (3.7 x 2.5)

EAVES STORAGE ROOM

8'10" x 7'2" (2.7 x 2.2)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

