

Floor Plan



9 Station Road
Portsmouth, PO6 1PH

We are pleased to welcome to the market this exceptional four bedroom detached property with off road parking and garage in the ever so popular Drayton & Farlington location of Station Road.

This home has been refurbished from top to bottom to an extremely high standard over the current owners tenure.

The ground floor consists of a large open plan kitchen diner living space across the rear with bi-fold doors opening on to the garden. There are two further rooms off of the entrance hallway which can be used as reception rooms or two double bedrooms and a large four piece bathroom completes the ground floor accommodation.

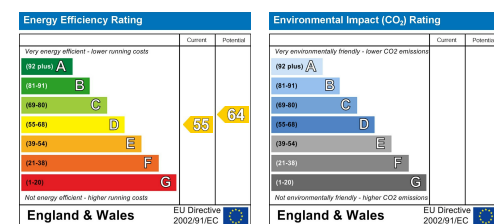
Moving upstairs there are two large bedrooms, the primary having an en-suite bathroom and the second having a w/c also.

Externally the rear garden is pretty special featuring a bbq area and a bar across the rear with lawns and paved areas. Side access is also on offer.

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

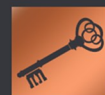
Asking price £750,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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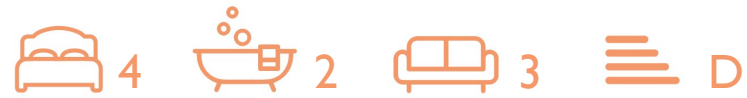


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- DETACHED
- TWO BATHROOMS
- LARGE SOUTH FACING GARDEN
- BBQ AREA
- FOUR BEDROOMS
- OPEN PLAN LIVING
- SUMMER HOUSE BAR
- EXCEPTIONAL FAMILY HOME

OPEN PLAN LOUNGE - KITCHEN DINER

13'1" x 26'10" x 24'3" (4.0 x 8.2 x 7.4)

SALON

8'6" x 16'8" (2.6 x 5.1)

RECEPTION ROOM/ BEDROOM FOUR

11'9" x 14'9" (3.6 x 4.5)

BEDROOM THREE

11'9" x 14'9" (3.6 x 4.5)

BATHROOM

10'9" x 11'5" (3.3 x 3.5)

BEDROOM ONE + EN-SUITE

23'3" x 17'4" (7.1 x 5.3)

BEDROOM TWO + W/C

17'4" x 18'0" (5.3 x 5.5)

SUMMER HOUSE / BAR

13'9" x 25'3" (4.2 x 7.7)

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.

