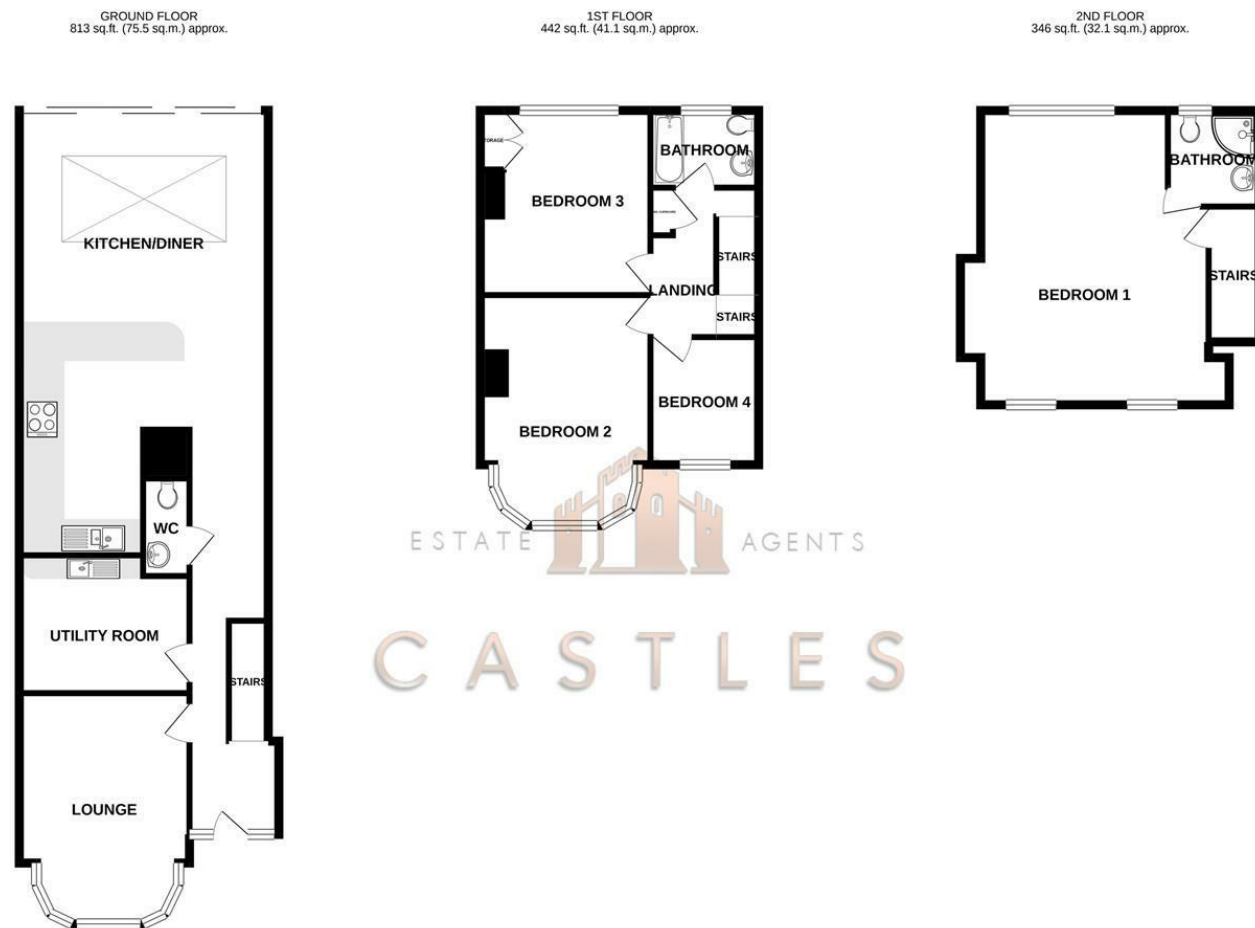
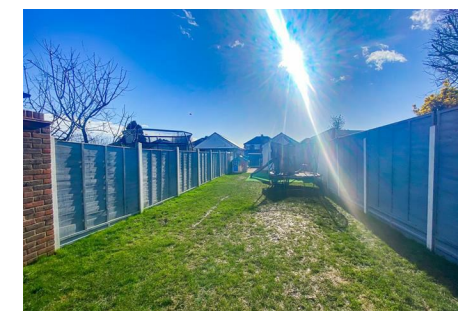


Floor Plan



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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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**26 Chilgrove Road**  
**Portsmouth, PO6 2ER**

\*\*\* FOUR BEDROOM IMMACULATE OPEN PLAN DRAYTON HOME + OFF ROAD PARKING \*\*\*

Castles are pleased to welcome to the market this incredible four bedroom, two bathroom, fully modernised and extended family home in the peaceful location of Chilgrove Road, Drayton.

The property has been fully modernised throughout and has had a large extension to the rear added with giant skylight, bi-folds across the rear, along with loft conversion undertaken. The ground floor consists of a separate lounge room to the front, utility room, downstairs w/c and the rear has been completely opened up to create a large sunny kitchen/diner family room.

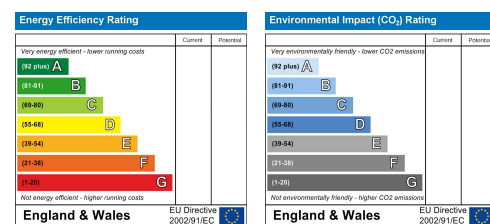
The garden is a fair size, is south facing and has a garage and separate home office/gym at the end. There is also rear access.

On the first floor there is a family bathroom, two double bedrooms and one smaller bedroom which is currently being utilised as an office. Moving up to the second floor there is a large master suite in the loft which has an en-suite shower room attached.

To book a viewing on this property please call Castles today.

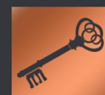
**Offers in excess of £450,000**

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.



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# 26 Chilgrove Road

Portsmouth, PO6 2ER



- FOUR BEDROOMS
- LARGE SKYLIGHT
- OFF ROAD PARKING
- SOUTH FACING GARDEN
- MODERNISED THROUGHOUT
- HUGE EXTENSION WITH BI-FOLDS
- LOFT CONVERSION
- GARAGE/GYM
- LARGE OPEN PLAN FAMILY ROOM
- CUL-DE-SAC DRAYTON LOCATION

### LOUNGE

15 x 11'1 (4.57m x 3.38m)

### UTILITY ROOM

9 x 11 (2.74m x 3.35m)

### KITCHEN/DINER FAMILY ROOM

23 x 17 (7.01m x 5.18m)

### DOWNSTAIRS W/C

12 x 5 (3.66m x 1.52m)

### BEDROOM TWO

15 x 11 (4.57m x 3.35m)

### BEDROOM THREE

11 x 12 (3.35m x 3.66m)

### BEDROOM FOUR/STUDY

6 x 8 (1.83m x 2.44m)

### BATHROOM

5 x 7 (1.52m x 2.13m)

### BEDROOM ONE

13 x 19 (3.96m x 5.79m)

### EN-SUITE

5'1 x 6'1 (1.55m x 1.85m)

### 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.

### 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.

