



# FOR SALE

## £440,000

6 Lendorber Avenue, Drayton,  
Portsmouth, PO6 2JY.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Set in a quiet cul-de-sac on Lendorber Avenue, this beautifully presented three-bedroom semi-detached home offers spacious, modern living in a highly desirable area. Benefiting from a generous extension, driveway parking, and being within the catchment for the reputable Court Lane and Springfield Schools, this property makes for an ideal family home. Upon entering, you're welcomed by a bright and inviting hallway that leads into a large living room, complete with a charming bay window that floods the space with natural light. The heart of the home is the stunning, extended kitchen/breakfast room, featuring modern fittings, Velux skylights, and a seamless open-plan layout into a versatile second reception area. Double doors open out to the garden, creating an effortless indoor-outdoor flow. A convenient downstairs W.C. completes the ground floor. Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary family bathroom suite. A useful loft space provides extra storage or potential for further versatility. Externally, the home boasts attractive front and rear gardens, a driveway accommodating several vehicles, and side pedestrian access. The substantial west-facing rear garden offers a private and peaceful outdoor retreat—perfect for family life, relaxation, or entertaining guests. A rare opportunity in a sought-after location, we highly recommend an internal viewing to appreciate all this fantastic home has to offer. For more information or to arrange a viewing, please contact the Lawson Rose sales office today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Driveway/ Off Road Parking
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**

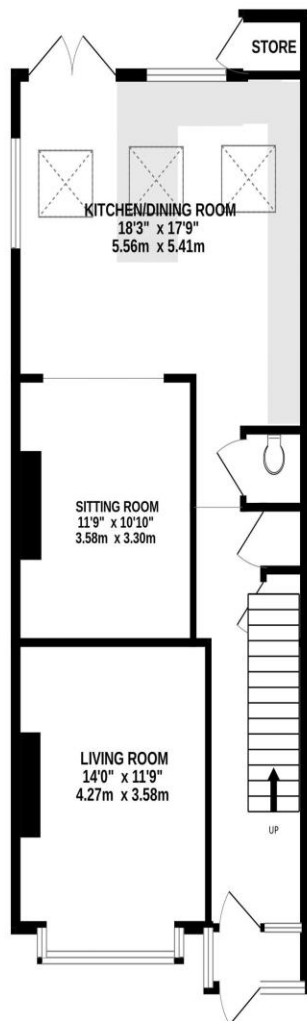




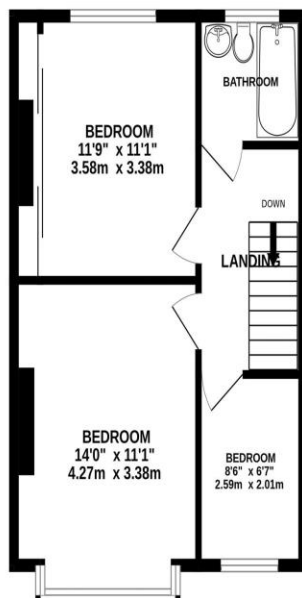




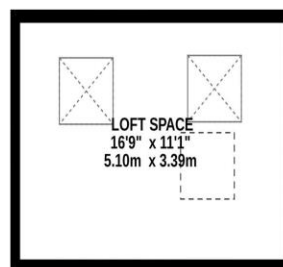
GROUND FLOOR



1ST FLOOR



LOFT ROOM



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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