

GROVE ROAD

DRAYTON | PORTSMOUTH | PO6 1PS



£545,000

Freehold

- Five Bedroom Semi-Detached Family Home
- Excellent Location Close to Springfield School
- Versatile Accommodation over 1,700 sq.ft (161 sq.m)
- Brand New Fitted Kitchen
- Family Bathroom plus Useful External W.C
- Beautifully Tended Lawned Garden
- Off Road Parking for Three Cars
- Integral Garage/Workshop 18'7 x 11'5





In Brief

We are delighted to bring to the market, this **FIVE BEDROOM** semi-detached house which is **PERFECTLY** situated in a popular residential location close to Drayton shops, schooling, transport services and M27 motorway access. A bright and welcoming Living Room is found off the Reception Hallway and the Kitchen and Dining Room have recently been re-configured to create a **STYLISH OPEN PLAN LIVING SPACE** and now boasts a **BRAND NEW KITCHEN** with appliances. At around 1,700 sq.ft (161 sq.m) spanning three floors, this extended and very **VERSATILE** family home provides an extremely **FLEXIBLE** layout offering additional Upper Level Sitting Room, with stairs rising to a top floor Double Bedroom layout, ideal for the growing family or independent teenager! The family Bathroom and a further Four Double Bedrooms complete the first floor level. The driveway approach enables parking for approx. three cars and leads to the **GARAGE/WORKSHOP**. There is side access to a lovely and beautifully tended lawned rear garden with useful W.C and outside store. Another lovely feature is the reaching views towards Portsdown Hill from the first floor bedrooms. With gas central heating and double glazing throughout, your earliest viewing is strongly recommended to **APPRECIATE** the size of the accommodation and location on offer.

£545,000

KEY FACTS

Tenure : Freehold
Council Tax Band : D
EPC Rating : D



GROVE ROAD

DRAYTON | PORTSMOUTH | PO6 1PS



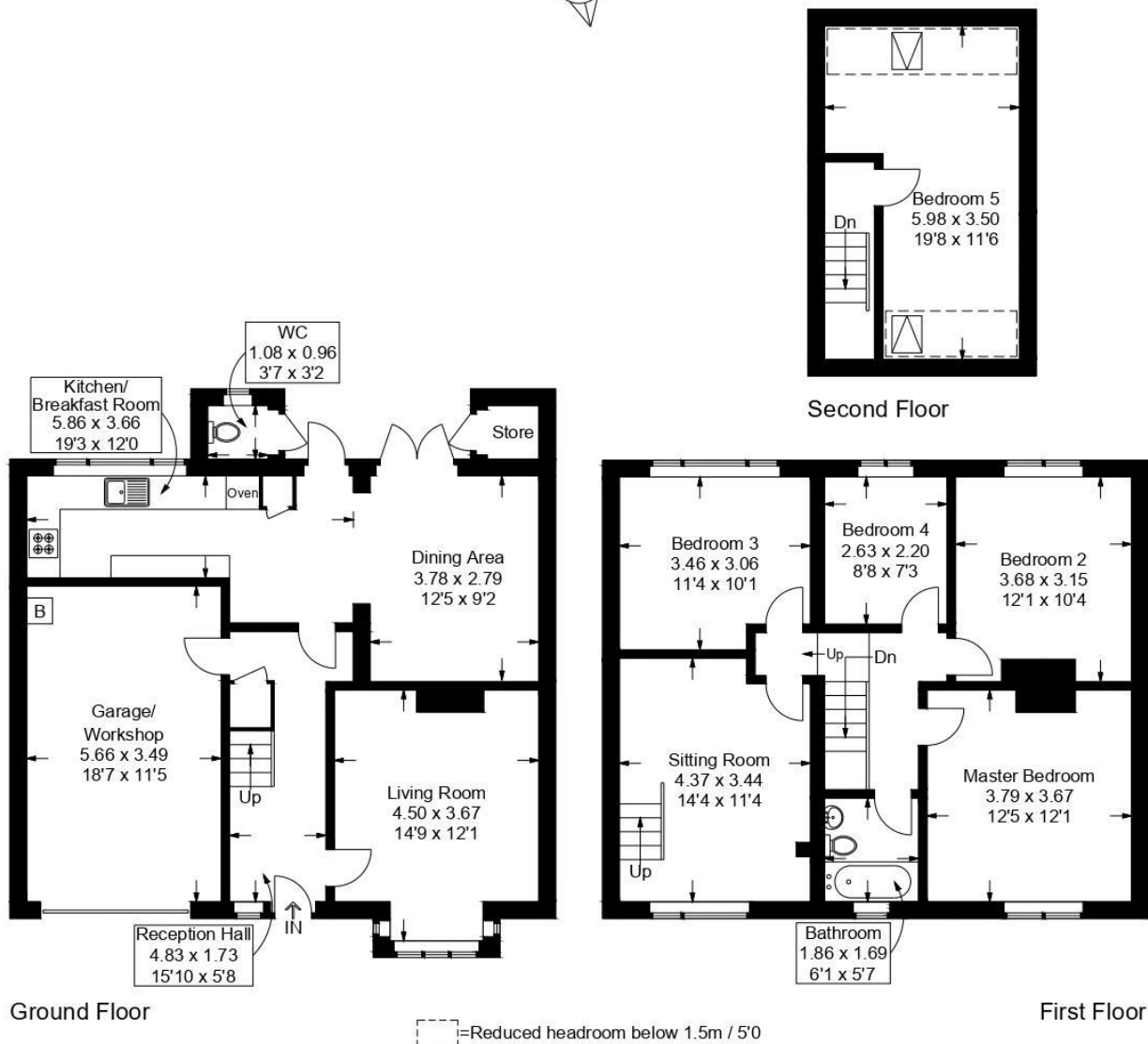
Grove Road, Drayton

Approximate Gross Internal Area = 161 sq m / 1733 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 4.7 sq m / 51 sq ft

Total = 165.7 sq m / 1784 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marnion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com