



60 Drayton High Road, Drayton

£260,000 Freehold



websters.

This beautifully renovated Victorian terraced house presents an exceptional opportunity to acquire a comprehensively refurbished home, thoughtfully arranged over three floors and combining period character with contemporary refinement.

The property has undergone an extensive improvement, including new plumbing and complete rewiring throughout, ensuring peace of mind alongside its aesthetic appeal. Much of the house has been replastered, creating a fresh finish that complements the careful restoration.

A newly installed front door opens into an entrance porch, providing a practical and welcoming transition into the home. Beyond, the sitting room is bathed in natural light, with a charming wood-burning stove forming an attractive focal point, perfectly suited to relaxed evenings or informal entertaining.



- Fully renovated Victorian terrace with accommodation over three floors
- Brand new kitchen with integrated appliances
- 1 off road parking space
- Newly fitted bathroom fitted with bath & separate shower
- Attic bedroom fully converted and fitted with Velux window
- Enclosed rear garden, landscaped with garden shed



Newly laid carpets and high-quality flooring run throughout, while new internal doors further enhance the cohesive and considered finish.

To the rear, the kitchen forms the heart of the home. Recently installed, it is both elegant and functional, with sleek cabinetry, generous work surfaces and a comprehensive range of integrated appliances including oven, hob, fridge freezer and dishwasher. The design balances modern simplicity with the proportions and heritage of the original Victorian structure, resulting in a space that feels both contemporary and entirely in keeping.

The first floor provides a well-proportioned bedroom with ample space for wardrobes and additional furnishings. The newly appointed family bathroom is finished to an excellent standard, featuring a contemporary suite with both a bath and separate shower, offering flexibility for busy mornings as well as more indulgent moments of relaxation.

On the top floor, the converted attic bedroom offers a versatile and light-filled retreat. Enhanced by a Velux window that draws in natural light and provides pleasant rooftop views.

Previously extended, the property benefits from an enhanced footprint providing additional dining space and a pleasing sense of proportion throughout. Practical considerations have been equally well addressed, with gas central heating, double glazing and the rare benefit of a dedicated off-road parking space, a valuable asset in this popular residential setting.

Ideally positioned for access to local amenities, reputable schools and convenient transport links, the house combines connectivity with a strong sense of community.

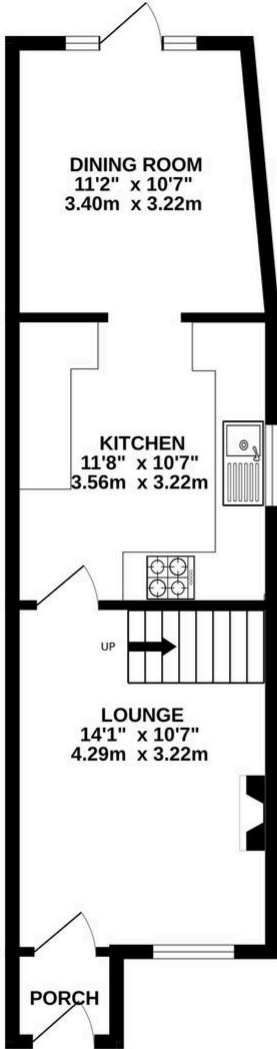
Council Tax band: B

Tenure: Freehold

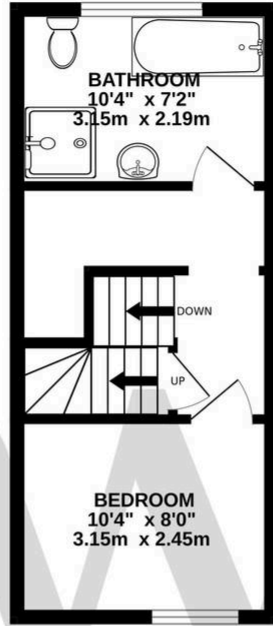
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

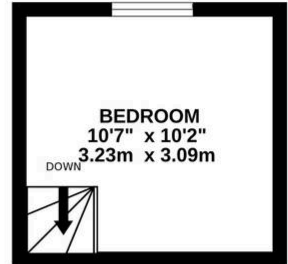
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.



2ND FLOOR
107 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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