

£484,995
77 Woodlands Avenue
Emsworth, PO10 7QD

PROPERTY SUMMARY

This beautifully presented detached bungalow is pleasantly situated in a well regarded cul-de-sac to the north of Emsworth village centre. Offering off road parking to the front and side there is also a well kept West facing rear garden with summer house and garage/workshop. The spacious hallway leads to the contemporary shower room, two well proportioned double bedrooms, lounge/diner and fitted kitchen. An internal viewing is essential to truly appreciate the size and quality of accommodation offered by this lovely bungalow. Located less than a mile from Emsworth Train Station, as well as a variety of local shops, pubs & restaurants there are also excellent walks nearby with Hollybank Woods and the shore of Chichester harbour, which is an area of outstanding natural beauty. Contact us to arrange your appointment.





HALLWAY

KITCHEN 12' 2" x 8' 10" (3.71m x 2.69m)

LOUNGE/DINER 24' 2" x 12' 7" (7.37m x 3.84m)

BATHROOM

BEDROOM ONE 16' 11" x 10' 8" (5.16m x 3.25m)

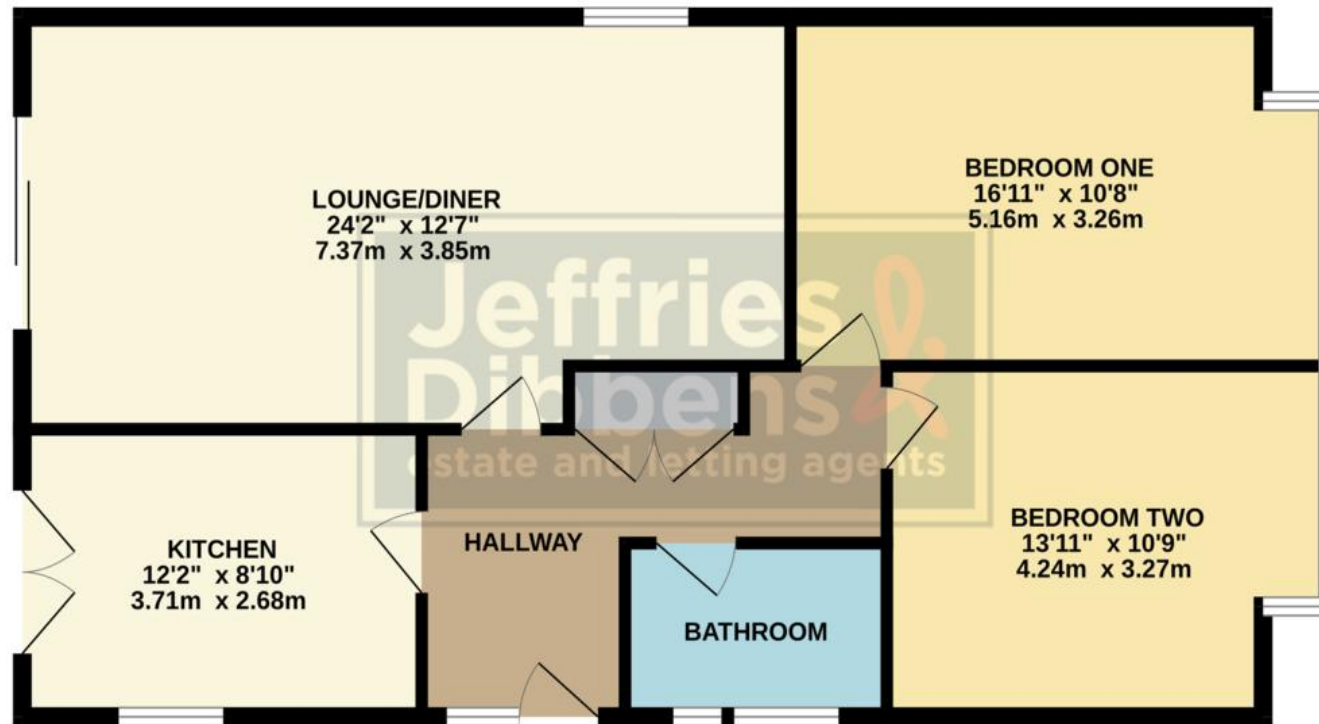
BEDROOM TWO 13' 11" x 10' 9" (4.24m x 3.28m)

SUMMER HOUSE

GARAGE/WORKSHOP



GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



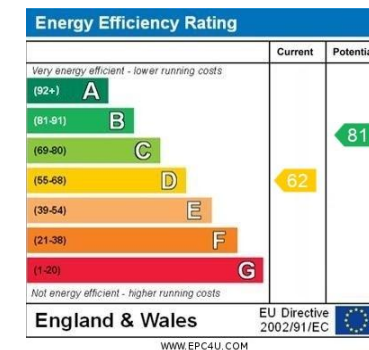
TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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