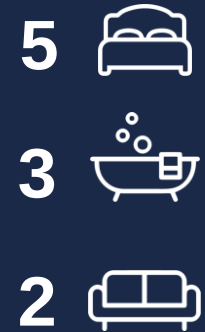


£750,000
34 Christopher Way
Emsworth, PO10 7QZ

PROPERTY SUMMARY

Beautifully presented five bedroom modern family home with ample off road parking and a West facing garden. Built in 2005, Mistletoe House is located less than a mile from the centre of Emsworth and train station. The spacious accommodation boasts two generously sized reception rooms, a contemporary kitchen/breakfast room, bright & airy conservatory and a ground floor WC, with the first floor landing leading to five well proportioned bedrooms with ensuites to bedrooms one and two, there is also a stylish family bathroom suite. The front offers off road parking for multiple vehicles and a front lawn, the rear garden is mainly laid to lawn with patio area and storage sheds. An internal viewing is essential to truly appreciate the size and quality of this lovely family home. Contact us at your soonest opportunity to arrange your appointment.





PORCH

FAMILY ROOM 15' 3" x 15' (4.65m x 4.57m)

ENTRANCE HALL

WC

LOUNGE 22' 10" x 15' (6.96m x 4.57m)

KITCHEN/BREAKFAST ROOM 17' x 15' 10"
(5.18m x 4.83m)

CONSERVATORY 12' 1" x 11' 2" (3.68m x 3.4m)

LANDING

BEDROOM ONE 16' 4" x 15' (4.98m x 4.57m)

ENSUITE

BATHROOM

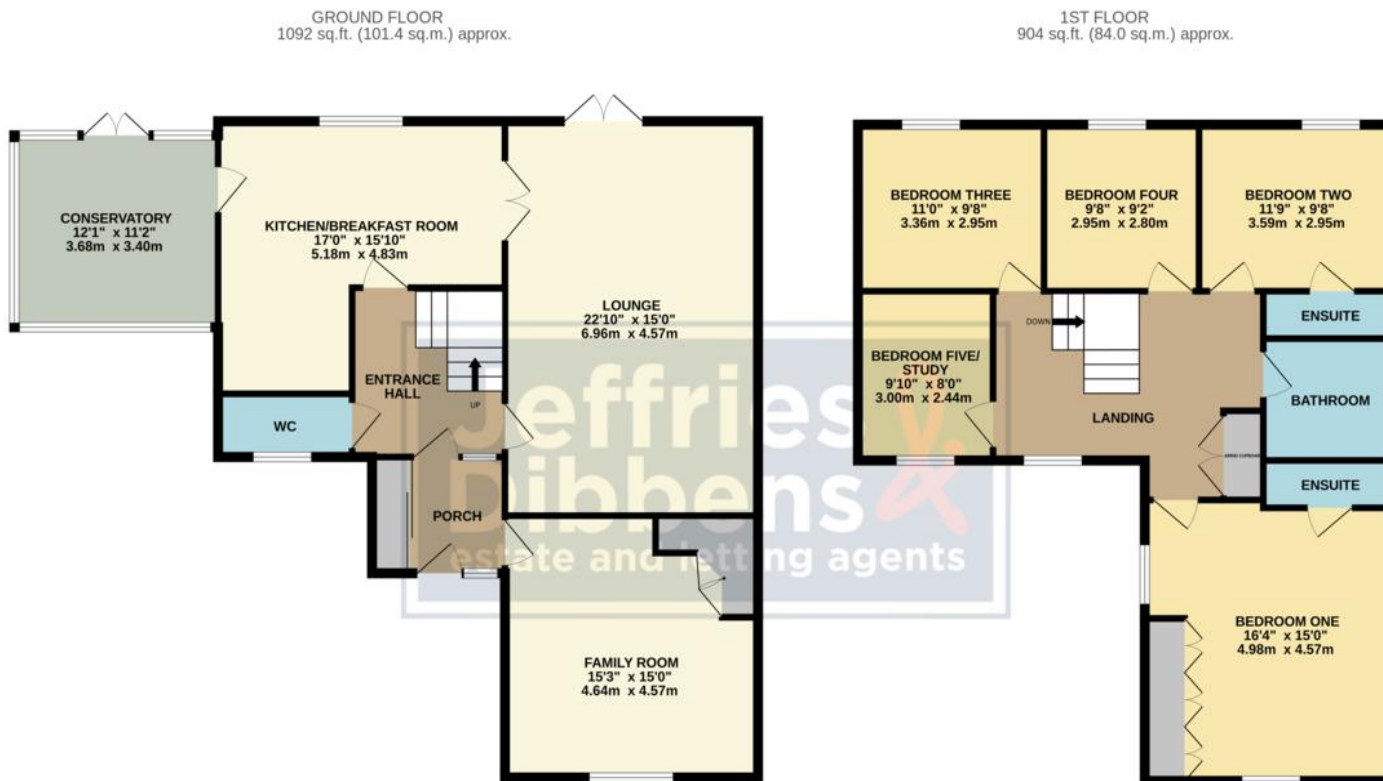
BEDROOM TWO 11' 9" x 9' 8" (3.58m x 2.95m)

ENSUITE

BEDROOM THREE 11' x 9' 8" (3.35m x 2.95m)

BEDROOM FOUR 9' 8" x 9' 2" (2.95m x 2.79m)

BEDROOM FIVE/STUDY 9' 10" x 8' (3m x 2.44m)

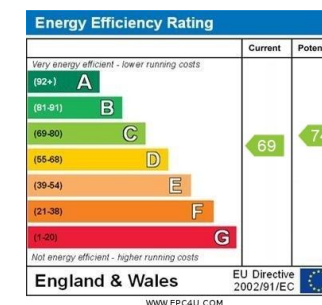


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
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