



57 Birch Tree Drive, Emsworth PO10 7RU

Guide Price £500,000 Freehold



57 Birch Tree Drive

Emsworth

- Excellent Potential for Modernisation
- Four Bedrooms
- Detached House
- Spacious Throughout
- Driveway and Garage
- Private Rear Garden

No Forward Chain - An exciting opportunity to acquire a generously proportioned four-bedroom detached house, offering significant scope for modernisation and personalisation.

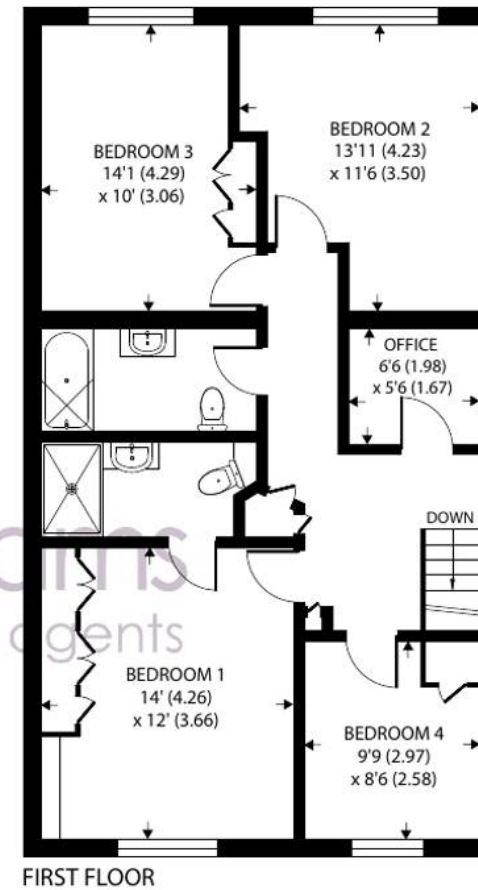
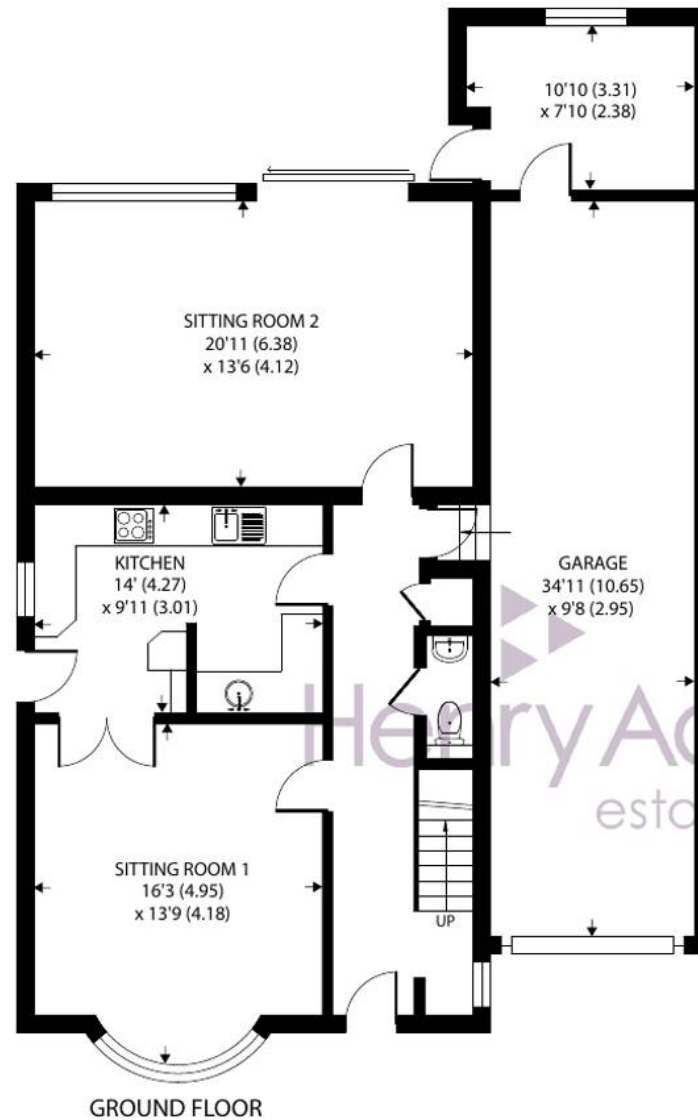
Set within a sought-after and well-established residential location, this substantial home presents an ideal canvas for those with vision and creativity to embrace its full potential.

The accommodation unfolds through a thoughtfully arranged layout that begins with a welcoming entrance hall, leading to two versatile reception rooms, perfect for both entertaining and relaxed family living. The kitchen/breakfast room serves as a practical and sociable space for day-to-day use. A ground floor guest cloakroom completes the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from an en-suite, while a separate family bathroom serves the remaining bedrooms, offering ample provision for family life or visiting guests. A dedicated home office provides a quiet space, ideal for working from home or study.







Birch Tree Drive, Emsworth

Approximate Area = 1627 sq ft / 151.1 sq m

Outbuilding = 423 sq ft / 39.2 sq m

Total = 2050 sq ft / 190.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025.
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The private rear garden offers a peaceful setting for outdoor activities, complete with a charming patio area, ideal for keen gardeners or simply enjoying the outdoors.

Further features include a substantial double tandem garage with an adjoining workshop, offering excellent potential for conversion into additional accommodation (subject to any necessary consents). A private driveway provides the convenience of off-road parking.

Birch Tree Drive is a popular residential road just to the North of the Harbour side village of Emsworth. The village offers a broad range of independent shops and multiple retailers, restaurants and public houses and is excellently connected, with a railway station and both the A3M and A27 close by. Nearby Havant has a railway station on the main Portsmouth to London Waterloo line, with the fastest trains reaching the capital in just 77 minutes.

Council Tax band: E

EPC Energy Efficiency Rating: D





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