



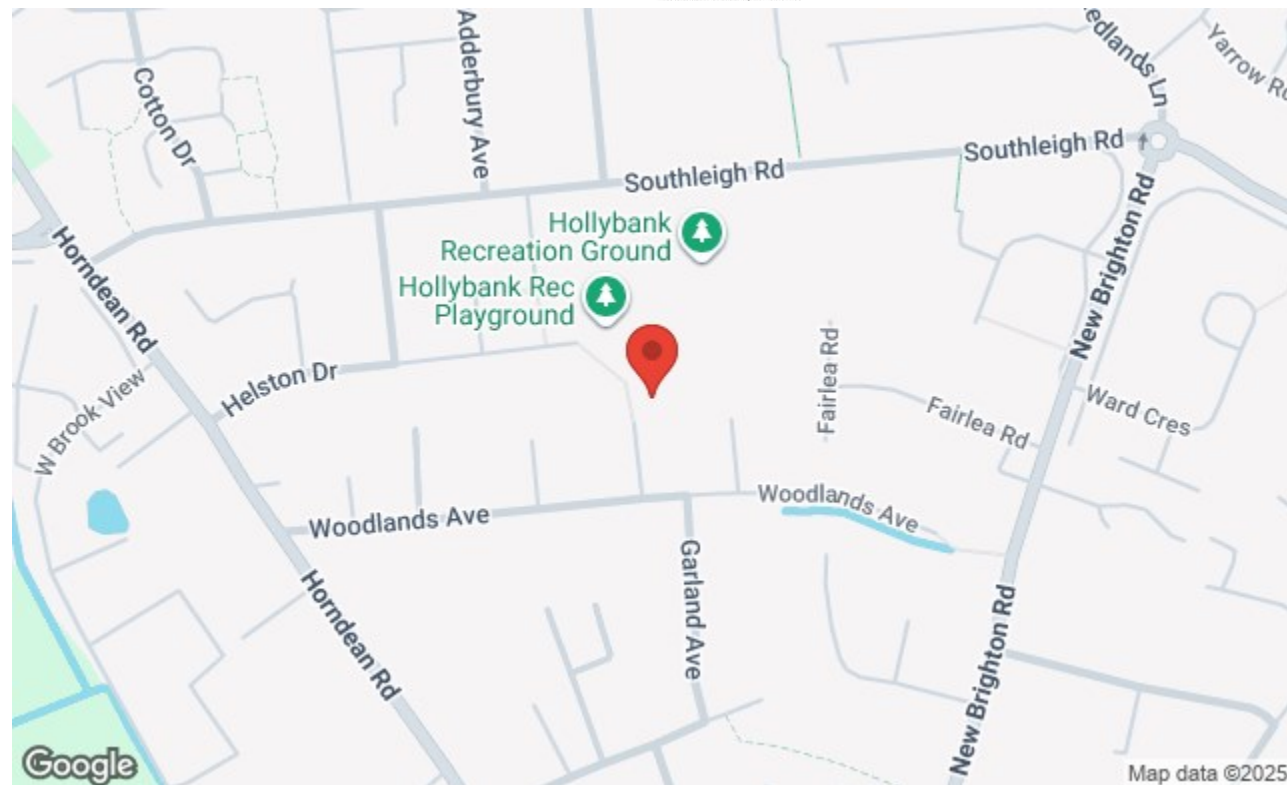
Price Guide £440,000

Woodlands Avenue, Emsworth PO10 7QB

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THE ESTATE AGENTS



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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HIGHLIGHTS

- ❖ Semi-Detached Chalet Bungalow
- ❖ Open Plan Sitting Room/Dining
- ❖ Shaker Style Kitchen
- ❖ Ground Floor Bedroom with Ensuite
- ❖ First Floor Primary with Ensuite
- ❖ Large Established Garden
- ❖ Summer House & Pond
- ❖ Detached Single Garage
- ❖ Private Driveway
- Requested Emsworth Triangle

Nestled in a quiet and desirable residential area within Emsworth, this beautifully presented two-bedroom semi-detached chalet bungalow offers the perfect blend of comfort, space, and versatility. Boasting an impressive plot with a beautifully established sunny aspect rear garden, this home is sure to appeal to a range of buyers, from downsizers to small families or anyone seeking a peaceful lifestyle with excellent amenities nearby.

The welcoming entrance hallway provides access to the immediate ground floor rooms to flow directly into the open plan sitting/dining room. The sitting room is a fantastic space with large semi-bay fronted window, complete with feature fireplace and neutral decorative order throughout. Benefiting from cleverly utilised understairs storage, the dining space provides real charm and character; making it the perfect space to retire and relax of an evening. The kitchen is positioned adjacent to the sitting room overlooking the properties substantial frontage. Offering an abundance of cabinetry storage finished in a cream shaker style and with ample work surface provided, this working room also benefits from

integrated appliances. Bedroom two is a spacious and light dual aspect room including a practical walk-in shower and separate WC facility. Completing the ground floor, a sizeable and expansive conservatory brings the outside in, creating an oasis of tranquillity and enjoyment – perfect for both entertaining and relaxing.

To the first floor, the primary bedroom benefits from its own en-suite bathroom facilities and an abundance of eaves storage with great head height for ease of accessibility. Whilst being an excellent space and naturally light, the room benefits from dual velux westerly aspect windows and an abundance of built-in storage.

Externally, the rear garden is fenced surround offering zoned areas of lawn with established planting, feature pond and mature borders. Secure double gates lead to Summer House from driveway.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



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PROPERTY INFORMATION

SITTING ROOM
15'7" x 10'11" (4.75 x 3.33)

DINING ROOM
16'7" x 7'0" (5.08 x 2.14)

KITCHEN
10'9" x 8'9" (3.28 x 2.67)

CONSERVATORY
16'4" x 13'1" (4.98 x 3.99)

BEDROOM ONE
13'2" x 12'4" (4.02 x 3.76)

BEDROOM TWO
13'8" x 9'10" (4.17 x 3)

COUNCIL TAX BAND D

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

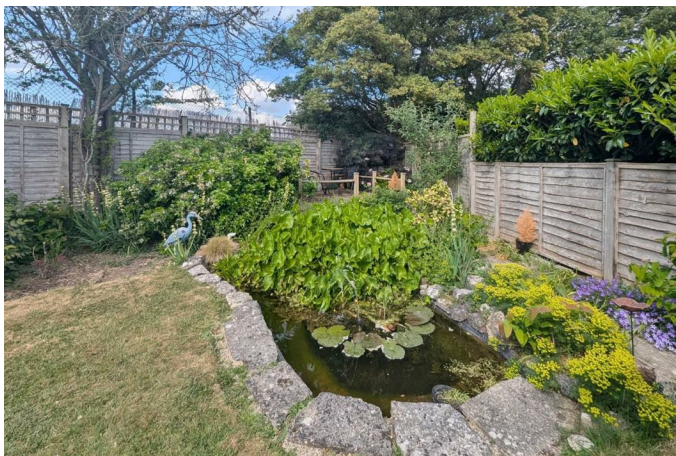
REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are

moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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