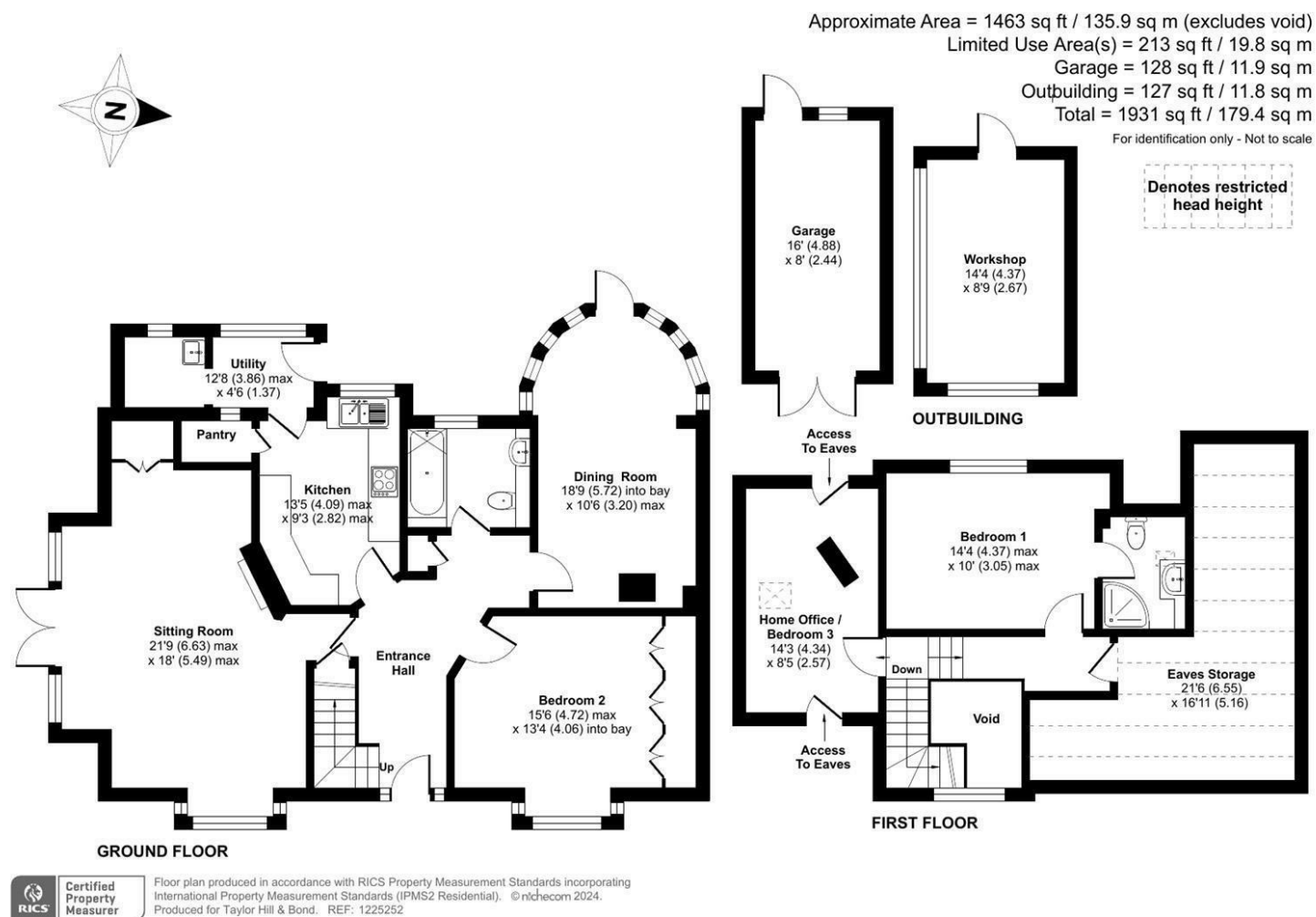




Price Guide £600,000

Hollybank Lane, Emsworth PO10 7UD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Detached Chalet Bungalow
- ❖ Spacious Living Room
- ❖ Kitchen & Separate Utility
- ❖ Snug/Dining Room
- ❖ Three Bedrooms
- ❖ Primary with Ensuite
- ❖ Sizeable Front & Rear Plot
- ❖ Single Garage & Workshop
- ❖ Private Driveway
- ❖ Requested Emsworth Locality

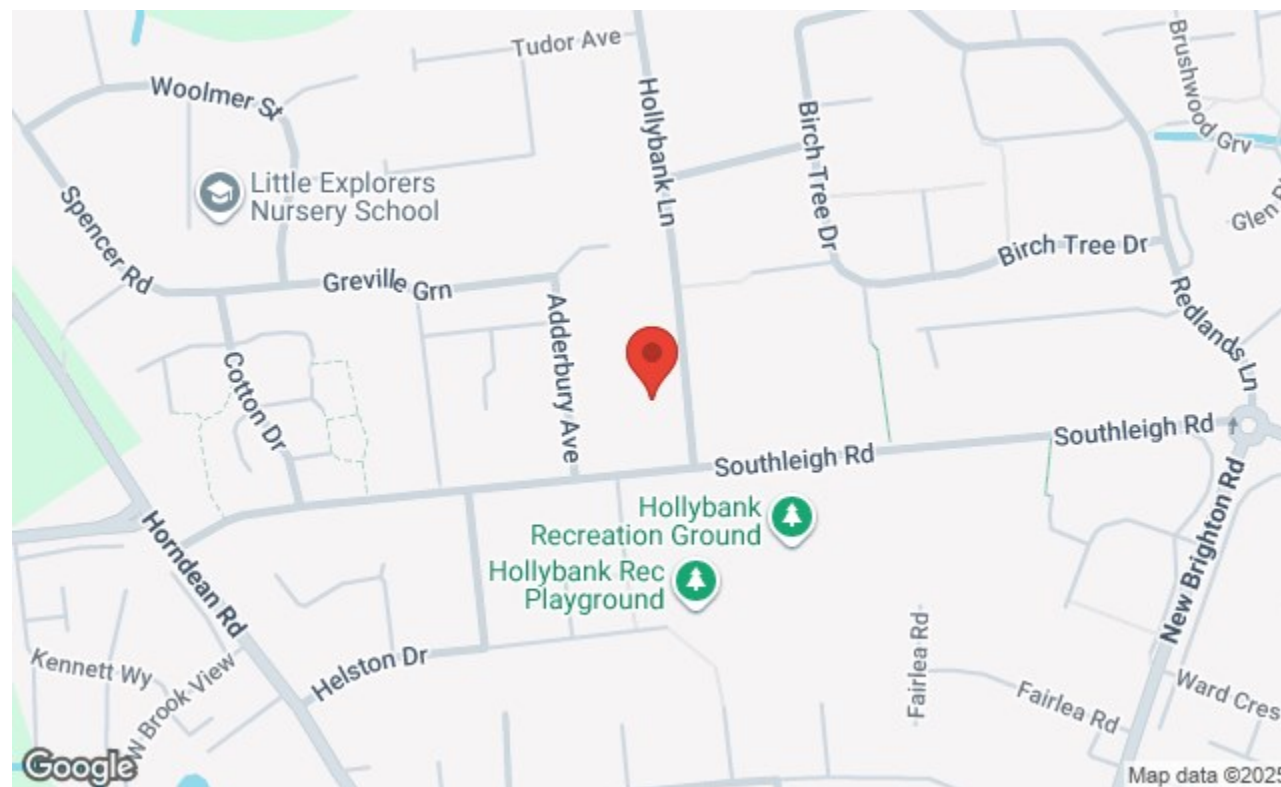
Positioned in a desirable and popular locality within Emsworth, this three-bedroom detached chalet bungalow boasts an impressive plot with a beautifully established rear South-Westerly Garden. The living accommodation is naturally light and spacious benefitting from two large reception rooms with multi aspect windows to really appreciate the sense of space.

A generous driveway leads up via mature frontage with pathway to the beautifully stylised veranda. Once inside, the sitting room is a fantastic space with large bay fronted window and patio doors to the South aspect of the garden. With feature fireplace and original storage, this room offers real charm and character; making it the perfect space to retire and relax of an evening. The kitchen offers an abundance of cabinetry storage finished in a white shaker style. With ample work surface provided, this working room also benefits from integrated appliances and access to the separate pantry, optimising further storage, and functional utility room. The family bathroom is finished in a neutral scheme with both bath and shower facilities. The

dining room has been lovingly converted into a secondary snug with log burner, sitting open plan to the aesthetically curved conservatory with views into the expansive Westerly aspect of the garden. Bedroom two benefits from generous built-in storage, high ceilings and large bay fronted window making the space feel calming and restful whilst overlooking the matured frontage.

To the first floor, the landing flows across to a centrally positioned primary bedroom with en-suite shower facilities and an abundance of eaves storage. The third bedroom is currently purposed as a working home office and has worked well as a guest bedroom for them previously.

Externally, the rear garden is fenced surround offering a paved patio area and zoned areas of lawn with established planting, vegetable patch and mature boarders. Side access is also available & rear access to garage from garden.



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



Call today to arrange a viewing

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PROPERTY INFORMATION

SITTING ROOM
21'9" x 18'0" (6.63 x 5.49)

KITCHEN
13'5" x 9'3" (4.09 x 2.82)

UTILITY
12'7" x 4'5" (3.86 x 1.37)

DINING ROOM/SNUG
18'9" x 10'5" (5.72 x 3.20)

BEDROOM TWO (GROUND FLOOR)
15'5" x 13'3" (4.72 x 4.06)

BEDROOM ONE
14'4" x 10'0" (4.37 x 3.05)

OFFICE/BEDROOM THREE
14'2" x 8'5" (4.34 x 2.57)

EAVES STORAGE
21'5" x 16'11" (6.55 x 5.16)

WORKSHOP
14'4" x 8'9" (4.37 x 2.67)

GARAGE
16'0" x 8'0" (4.88 x 2.44)

COUNCIL TAX BAND D

MORTGAGE SERVICES

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

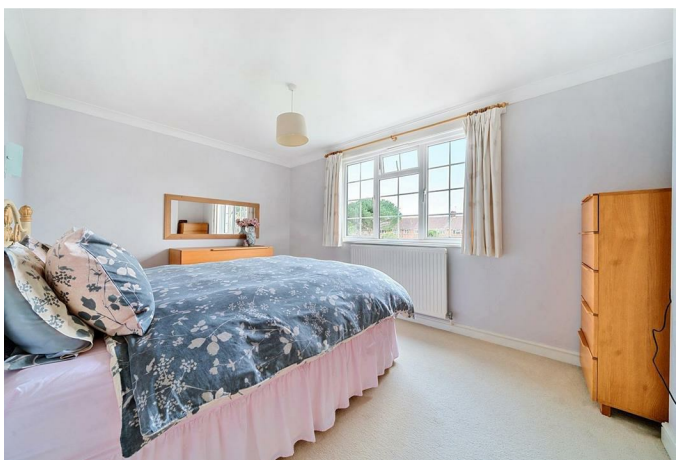
your local office so we can verify your financial/Mortgage situation.

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		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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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