



# 4 Elderfield Close, Emsworth, Emsworth PO10 7QW

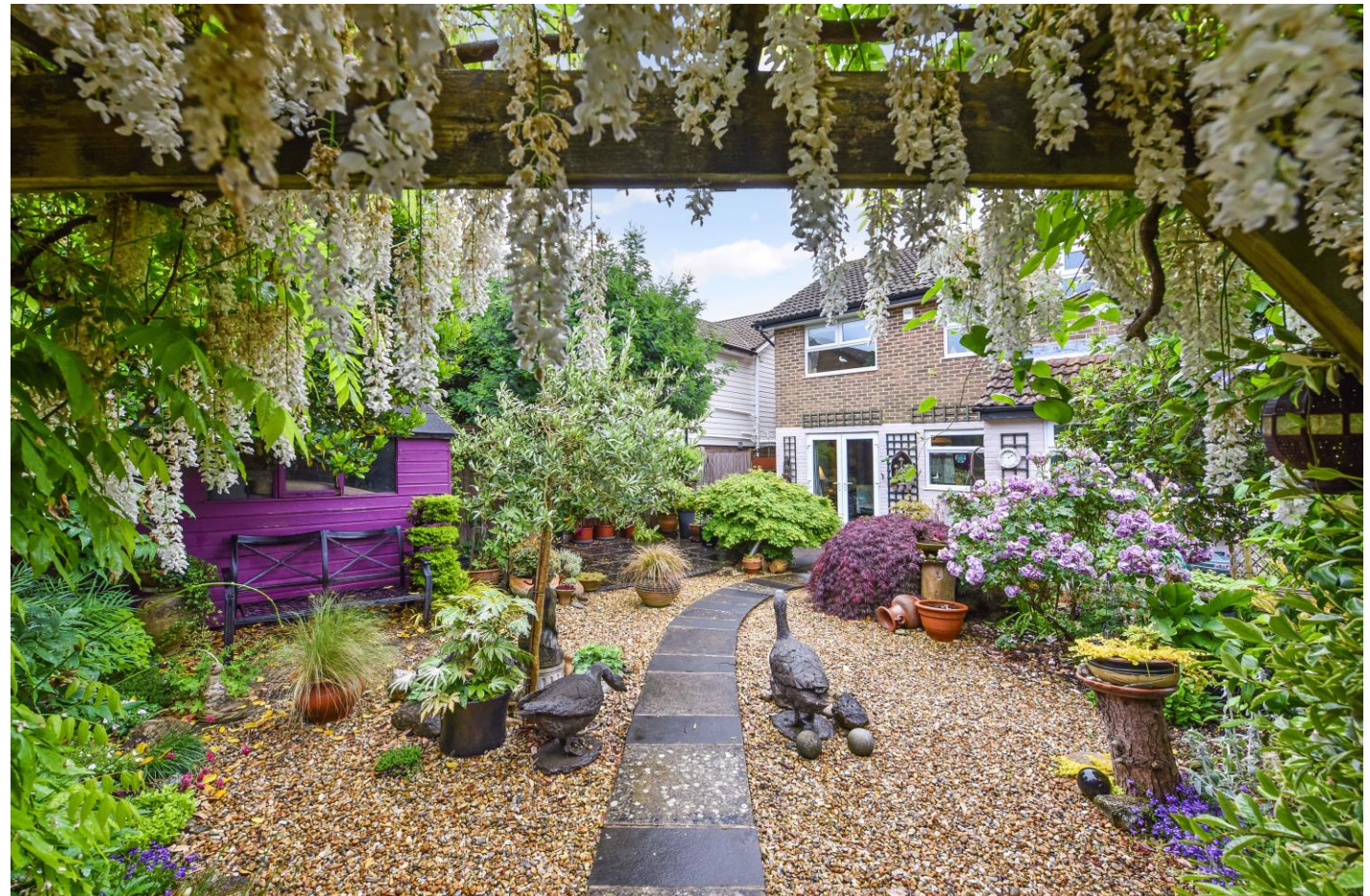


NO FORWARD CHAIN for this Detached Family Home situated on this popular development constructed by Bryant Homes in the 1980s and subsequently extended to provide generous living accommodation. The property occupies an award winning garden (Daily Telegraph) and regularly a part of the annual National Open Garden Scheme.

Approached over its own Driveway and gardens, the Entrance Hall leads to Study, Cloakroom, attractive Sitting Room opening into the Dining Room, Kitchen/Breakfast Room, On the First Floor, there are Four Bedrooms one with an ensuite and a Family Bathroom. Outside there are attractively landscaped gardens to the front and rear with off road parking and side pedestrian access to the enclosed rear garden.

- NO FORWARD CHAIN
- EXTENDED DETACHED FAMILY HOME
- GENEROUS & FLEXIBLE LIVING ACCOMMODATION
- KITCHEN/BREAKFAST ROOM
- FOUR BEDROOMS TWO BATHROOMS
- GAS HEATING DOUBLE GLAZING
- POPULAR DEVELOPMENT
- VIEWING ESSENTIAL

Asking Price  
£499,995  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Further Reception Room
- Cloakroom



## First Floor:

- Bedroom One with Ensuite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Large family Bathroom with dressing area.

## External:

- Driveway
- Mature front and rear gardens with side access.
- Shed





## LOCATION

Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs. Emsworth is situated on the upper reaches of Chichester Harbour which is a designated A National Lanscape Formerley an Area of Outstanding Natural Beauty.

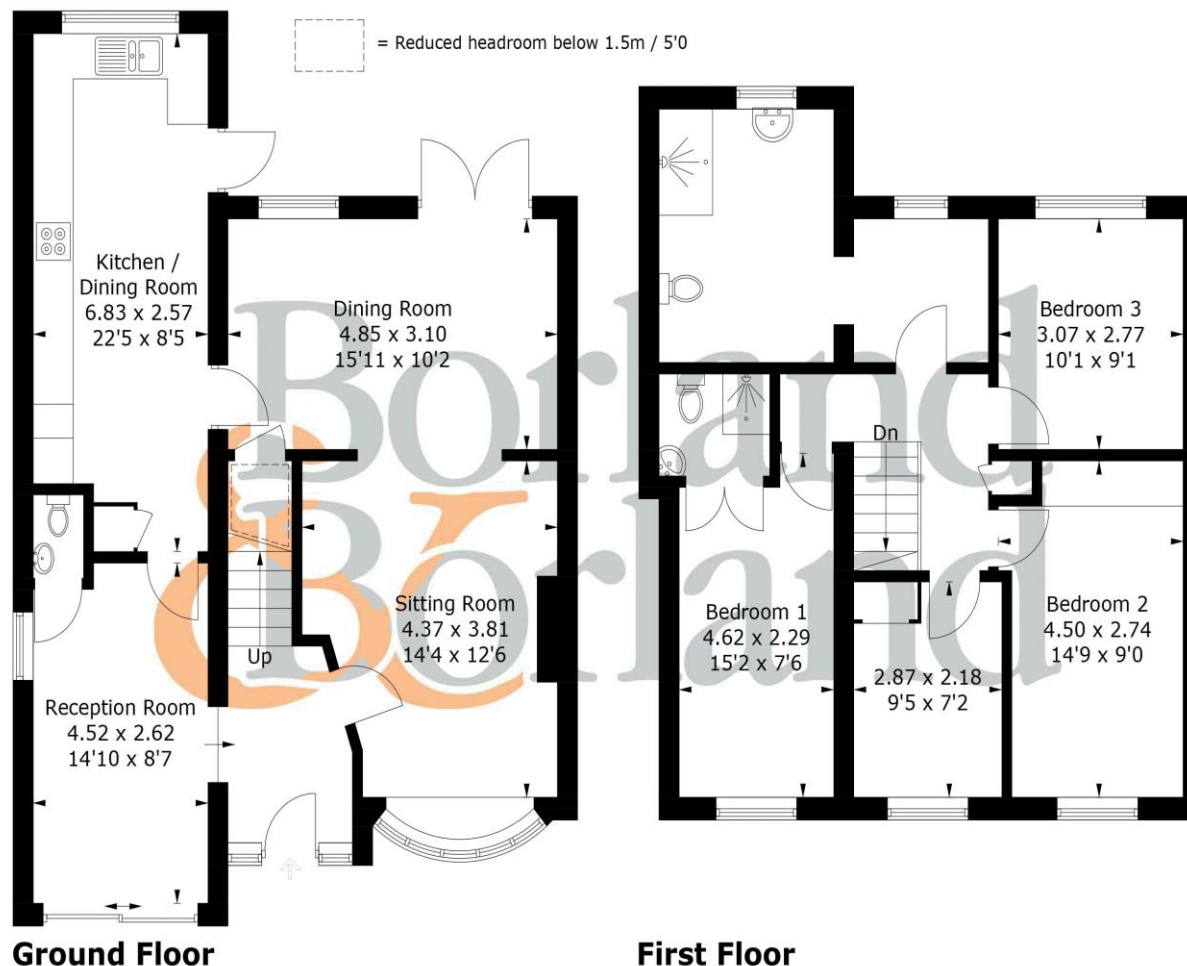
London and the Continent is with in easy reach via major road and rail links, ferry ports at nearby Portsmouth. The cathedral City of Chichester is approx. 7 miles to the East with Major shopping outlets, renowned Festival Theatre with Golf, Flying, Horse and motor racing on the nearby Goodwood Estate.





## 4, Elderfield Close, PO10 7QW

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1087939)

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