



4 Woodroffe Walk, Emsworth, Emsworth PO10 7SG



WELL-PRESENTED SEMI DETACHED BUNGALOW..... Detached Open Plan Bungalow with attractive rear garden and garage nearby, situated on the northern fringe of Emsworth, and within walking distance of Hollybank Woods. The village of Westbourne and its local shops, café, pubs is nearby. This well-presented home displays flowing, Open Plan Living accommodation from Sitting Room/ Dining Area through to Kitchen and with a Conservatory across the rear, which extends the open living further into the rear garden.

The Fitted Kitchen is a clean, contemporary style with splashes of bright colour. There are Two Double Bedrooms, both with fitted cupboards, and a Family Bathroom with bath & separate shower. Externally, at the front there is a side pedestrian access to the rear garden. There is also a Garage nearby.

- SEMI DETACHED BUNGALOW
- OPEN PLAN LIVING
ACCOMMODATION
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- ATTRACTIVE REAR GARDEN
- GAS CENTRAL HEATING &
DOUBLE GLAZED WINDOWS
- GARAGE NEARBY

Asking Price
£375,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room/Dining with fireplace
- Fitted Kitchen
- Conservatory
- Family Bathroom
- Bedroom 1 with fitted cupboards
- Bedroom 2 with fitted cupboards

Exterior:

- Garage Nearby
- Side Pedestrian Access to rear garden
- Rear Garden with lawn, mature shrubs, small trees, pergola
- Shed

EPC: D

Council Tax: C

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LOCATION

Located on the northern edge of Emsworth and conveniently placed for walks in Hollybank Woods and the South Downs National Park. Woodroffe Walk is situated not far from the West Sussex village of Westbourne which offers a range of shops, Co-op with Post Office, doctors surgery, pharmacy, café/pubs and a range of other amenities.

To the south, the harbour side town of Emsworth is located on the upper reaches of Chichester Harbour, A National Landscape (formerly AONB), and has a range of independent shops, sailing clubs/slipway and most amenities.

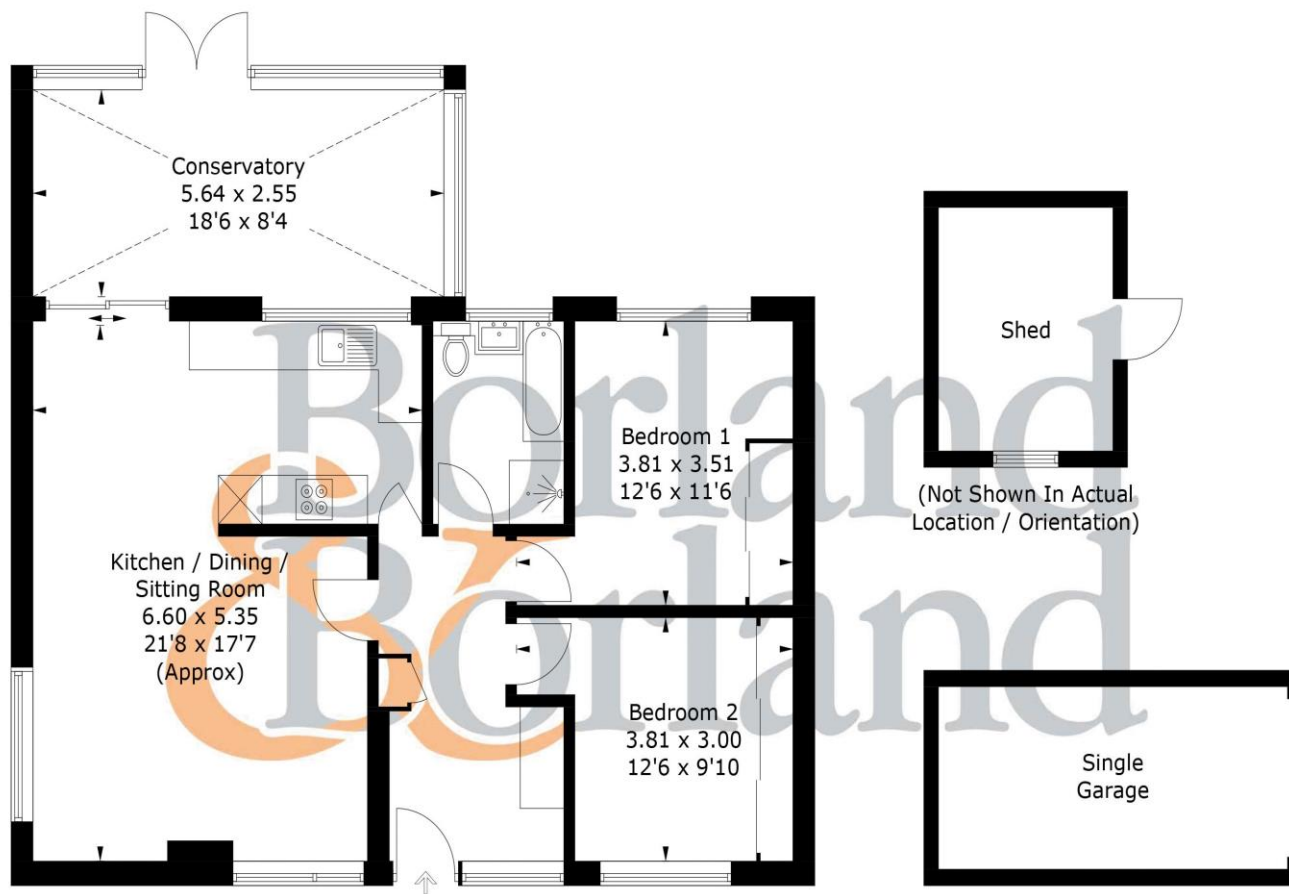
Easy access is afforded to the A3 & M27, and nearby Havant station provides direct mainline rail links to London (Waterloo) & the South Coast.





4, Woodruffe Walk, PO10 7SG

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft
(Excluding Single Garage / Shed)



Ground Floor

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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. (ID1222438)



Directions

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